

41-43 NORK WAY, BANSTEAD, SM7 1PB



UNIT TO LET WITH FORCOURT

**£ 17,500 PAX
Per annum exclusive**



- Ground floor 'E' class unit in busy local parade.
- Currently operating as a car showroom
- Full depth glazed shopfront
- Front Forecourt
- Approx 382 sq ft (35.48m²)

Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

T 01306 884685

LOCATION

The premises are situated in Nork Way a busy neighbourhood parade close to Banstead Station and just 100 yards from the A217. This parade is very well occupied with a mix of convenience stores and local amenities with street parking in an area of extensive residential housing stock .

DESCRIPTION

Ground floor retail premises currently operating as a car showroom and ancillary with full depth glazed folding shopfront with separate car parking forecourt in the heart of this busy neighbourhood parade. The premises are currently arranged as showroom and forecourt with kitchen and W/C offered in good presentation with laminate flooring. The unit also has a canopy to the front of the building and parking for 5 vehicles

Shop internal depth 20' (6m)
Shop internal width 19'1" (5.5m)

Approximate Total Internal Retail/Office Area: 382 sq ft (35.48m²) N.I.A.

RENT

£17,500 pax.

LEASE TERMS

The premises is available by way of a new lease for a term and rent review pattern to be agreed.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value £7,700 (from 1 April 2026 £10,250)
Uniform Business Rate £0.499p



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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VAT

The premises are not elected for VAT. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

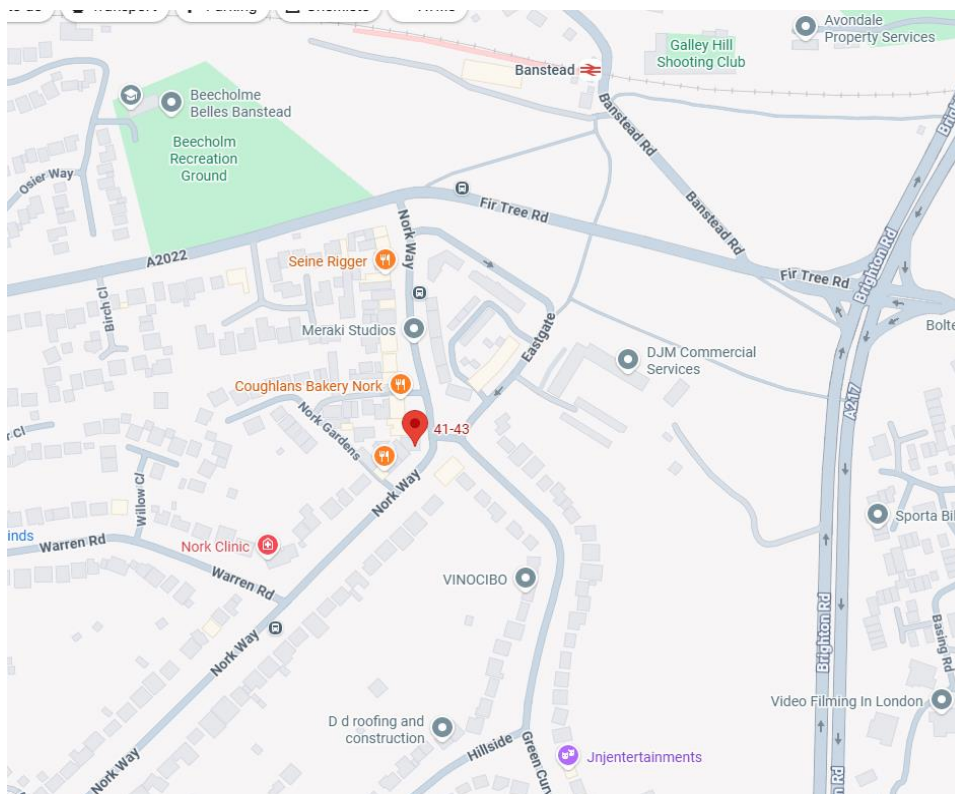
EPC

An EPC is available for this property. It has been rated B(36) and is valid until 29.11.32. A full copy of the EPC is available upon request.

VIEWING

Strictly by prior appointment only through sole agents:

ROBINSONS
01737 229200



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