



Reigate

51-61 London Road RH2 9PR

- A1/A2 Unit To Let
- 69.58 sq m (749 sq ft)
- Adjoining Unit let to Southern Co-Op
- Prominent corner location with customer parking at the rear

Location

The premises are situated in a prominent position on London Road A217 at the junction of Somers Road, in the heart of Reigate's prime office location and within easy walking distance of the town centre and main shopping area. This is adjacent to a new Co-Op commercial store and there are a variety of independent retailers in the vicinity.

Description

Unit 4 will comprise of a prominent corner retail unit finished to shell specification and will afford the following dimensions and floor areas.

Net frontage	7.87 m	25' 10"
Shop Depth (min)	5.91 m	19' 40"
Shop Depth (max)	10.09 m	33' 02"
Ground Floor Sales	69.58 m ²	749 sq ft
Basement Storage	69.67 m ²	750 sq ft
Total	139.25 m²	1499 sq ft

Use

A1/A2 subject to planning.

Terms

The premises will be made available on a new FRI lease for the term agreed, providing for 5 yearly rent reviews.

Rent

The current payable is £29,500 p.a.x.

Rates

The premises require to be reassessed for rating purposes.

Legal Costs

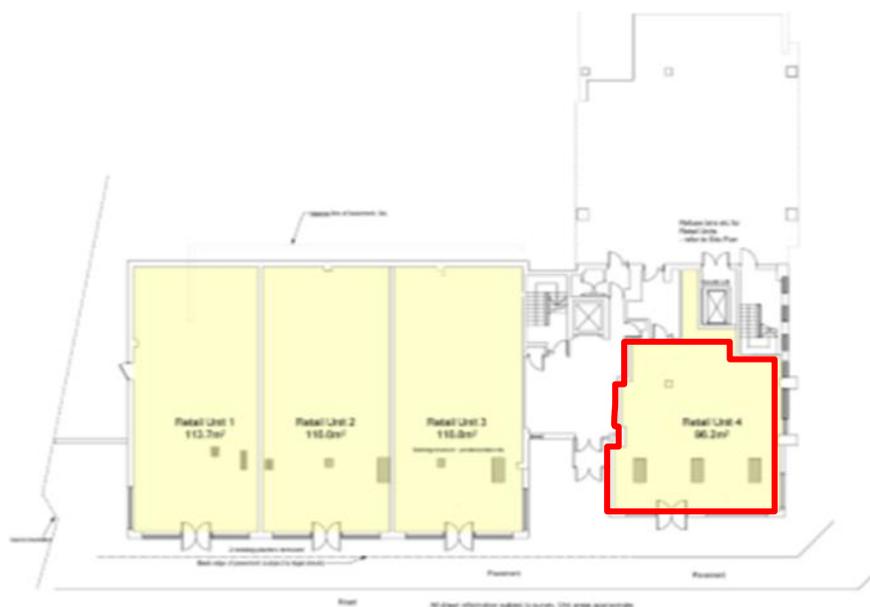
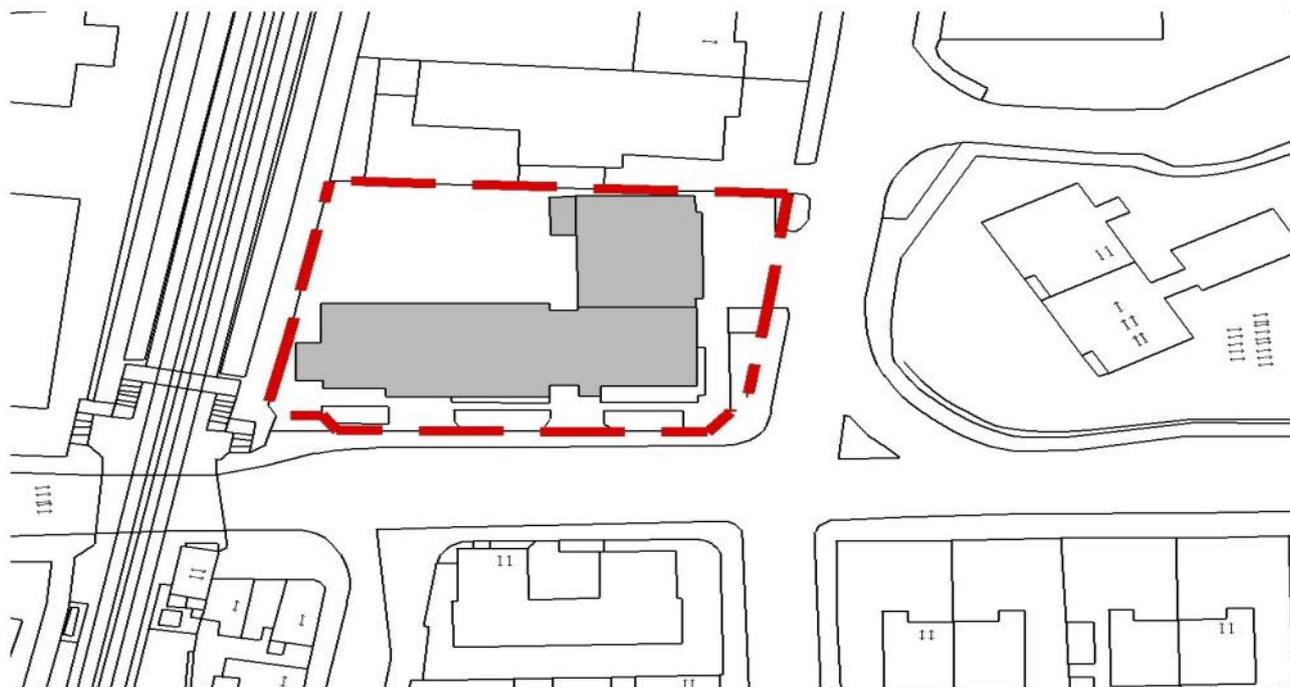
Each party to be responsible for their own legal costs.

Viewing and Further Information

Please contact the sole agent:

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MISREPRESENTATION ACT

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