



# REDHILL

## 2B HIGH STREET, RH1 1RH

**PRIME HIGH STREET LOCATION**



### LOCATION

Redhill is located 21 miles south of Central London in Surrey and is surrounded by large towns of Crawley, Guildford and Tonbridge Wells. It is a highly affluent commuter town being 2.5 miles from the junction of the M25 and M23 and approximately 40 minutes by train to London Bridge Station.

The unit is located on the High Street which is the town's primary retail thoroughfare with local and national occupiers nearby including Argos, Halifax, Boots, Bon Marche and Wilko.

### ACCOMODATION AREAS

The premises are arranged over the ground floor with the following approximate floor areas:

Shop Width:	4.57 m	14' 9"
Shop Depth	11.23 m	36' 8"
Net Ground Floor	51.83 sq m	558 sq ft
<b>Total</b>	<b>53.69 sq m</b>	<b>578 sq ft</b>

### TERMS

The property is available by way of a new lease for terms to be agreed.

### RENTAL

£27,500 per annum exclusive

### RATES

Rateable Value 2017: £30,250

UBR 2017/2018: £0.479

Rates Payable 2017: £14,489.75

Interested parties are advised to make their own enquiries with Reigate & Banstead Borough Council as the property may be eligible for transitional relief.

### SERVICE CHARGE

£358.05 for the period 1/10/16 – 30/09/17

### USER

The Property has A1 Planning Consent but may be suitable for other uses subject to planning and landlord's consent.

### LEGAL

Each party to be responsible for their own legal costs.

### VIEWING

Further information is available, as well as viewing arrangements through joint sole agents BNP Paribas Real Estate and Michael Rogers Commercial Property Consultants:

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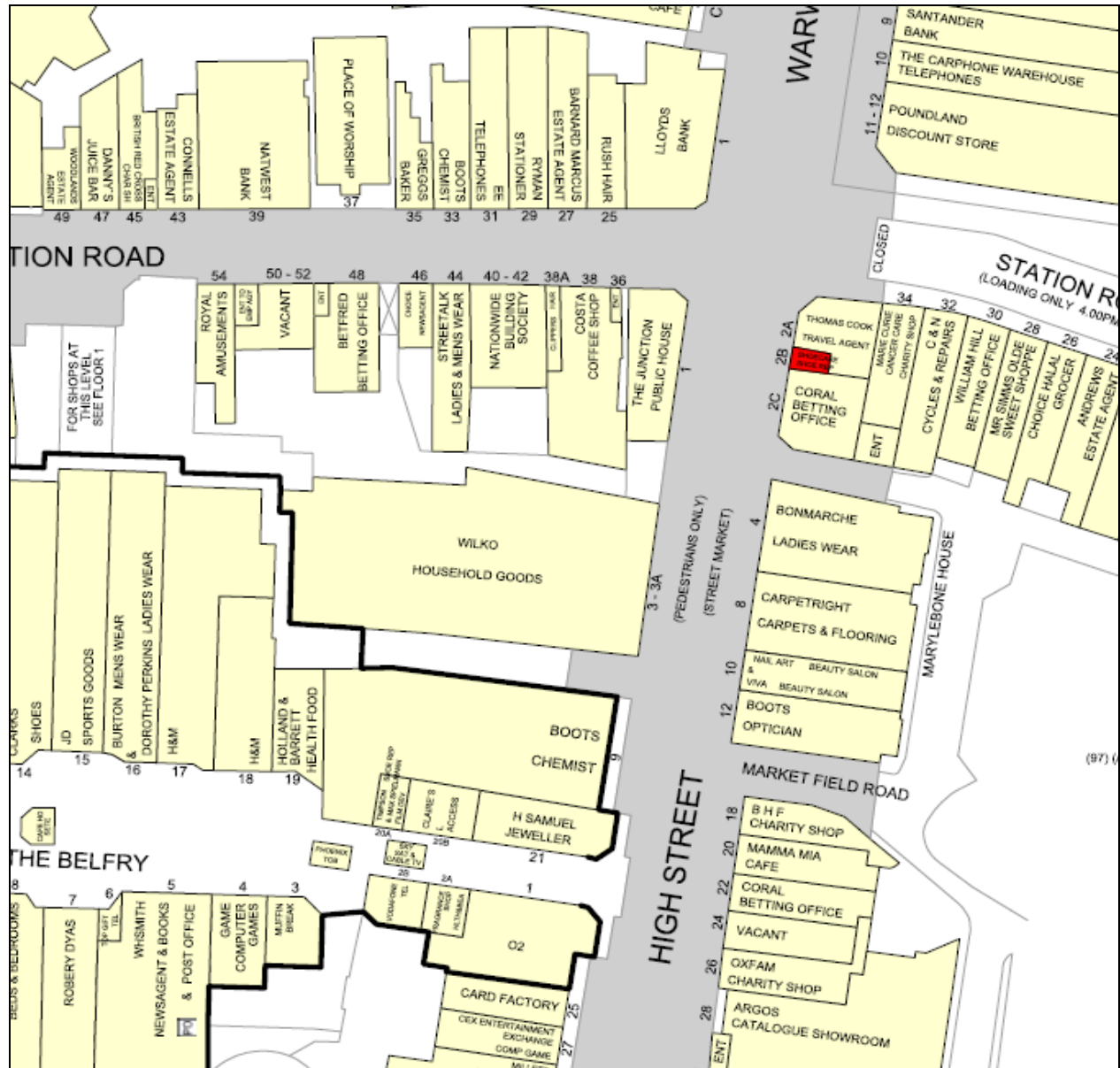
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**SUBJECT TO CONTRACT**



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