

**FOR SALE**

**COMMERCIAL SITE WITH POTENTIAL (STPP)  
GROSS AREA 90.4 SQ M (973 SQ FT)  
PLOT SIZE 258.42 SQ M / 0.06 ACRES**

56a Priory Road, Reigate, RH2 8JB



## Summary

<b>Available Size</b>	973 sq ft
<b>Price</b>	Offers in excess of £150,000
<b>Business Rates</b>	Rateable Value of £6000, with a UBR of 49.9p in £. Small business rate relief may apply, subject to tenants status.
<b>EPC Rating</b>	Upon enquiry

## Location

Situated just 1.8 miles south of Reigate's town centre, the property benefits from close proximity to an affluent location. Gatwick airport is located just 6.3 miles to the south and Reigate's railways station is just 1.9 miles to the north, which offers direct services to London terminals such as London Victoria and London Bridge in less than an hour.

## Description

A vacant site comprising a mix of two former workshop units along with covered storage and a parking area. The site is likely to suit someone who is looking to modernise/alter the existing offering as well as those wanting to construct new commercial or residential buildings (STPP). The premises are accessed by a driveway between two houses fronting Priory Road.

The units are constructed with brick walls and concrete flooring under pitched roofs. To the rear of the site is a covered storage area whilst 2 car parking spaces are located at the front.

## Accommodation

The accommodation comprises the following gross floor areas:

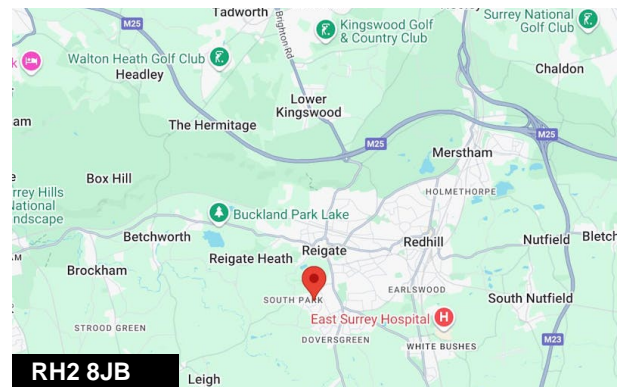
Description	sq ft	sq m
Unit 1	436	40.51
Unit 2	464	43.11
Covered Storage	73	6.78
<b>Total</b>	<b>973</b>	<b>90.40</b>

## VAT

VAT is not applicable on the terms quoted.

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewing & Further Information



**Alexander Mullett**

01444 443400 | 07595 619416

am@crickmay.co.uk

More details @ [crickmay.co.uk](http://crickmay.co.uk)



### Crickmay Chartered Surveyors

7 Muster Green, Haywards Heath, West Sussex, RH16 4AP

T: 01444 443400 | [crickmay.co.uk](http://crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





# 56a Priory Road, Reigate

