



HORLEY

27 HIGH STREET RH6 7BH



King & Chasemore

JOHN D WOOD & CO 01293 621996

King & Chasemore Country Homes

rightmove

- King & Chasemore Country Homes
- Residential Sales
- Lettings
- Free Valuations
- Mortgages & Protection
- Property Lawyers
- Auctions
- Surveys
- Land & New Homes

www.kingandchasemore.co.uk

King & Chasemore Sales & Lettings OPEN

DE

DENIM £8

DE

Shop To Let Adjacent to M&Co.

LOCATION

Horley is an affluent and well positioned town in Surrey within the borough of Reigate and Banstead. Crawley is approximately 6 miles south west and Reigate, approximately 6 miles north. The town benefits from its close proximity to Gatwick Airport, which is just two miles away, together with excellent road links to the M23 and in turn the M25. Commuters can easily reach the Capital in around 30 minutes by train via the Gatwick Airport regular Thameslink service.

The property occupies a busy location on the High Street with occupiers in the immediate vicinity including **M&Co**, **Lloyds Bank**, **Boots**, **Subway** and **Age UK** to name but a few. The town's main car parks at Consort Way and Victoria Way are also easily accessible. A street traders plan is attached.

ACCOMMODATION

The subject premises comprises a well configured ground floor lock up shop, with the following approximate areas and dimensions:-

Internal Width	6.85 m	22 ft 6 in
Shop Depth	9.67 m	31 ft 7 ins
NIA	64.66 sq m	696 sq ft
WC		

TERMS

Available by way of a new effectively fully repairing and insuring lease, for a term of years to be agreed, at a commencing rent of **£16,500 per annum exclusive**, subject to 5 yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within Band C.

RATES

Current Rateable Value	£13,500
Rate in the £ (2018/19)	48.0p

The property benefits from 50% small business rate relief. Prospective occupiers should make their own enquiries to verify this information.

LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

Matt Ritson
01892 707500
07484 022795
mritson@cradick.co.uk

Emma Clarke
01892 707512
07799 604406
eclarke@cradick.co.uk

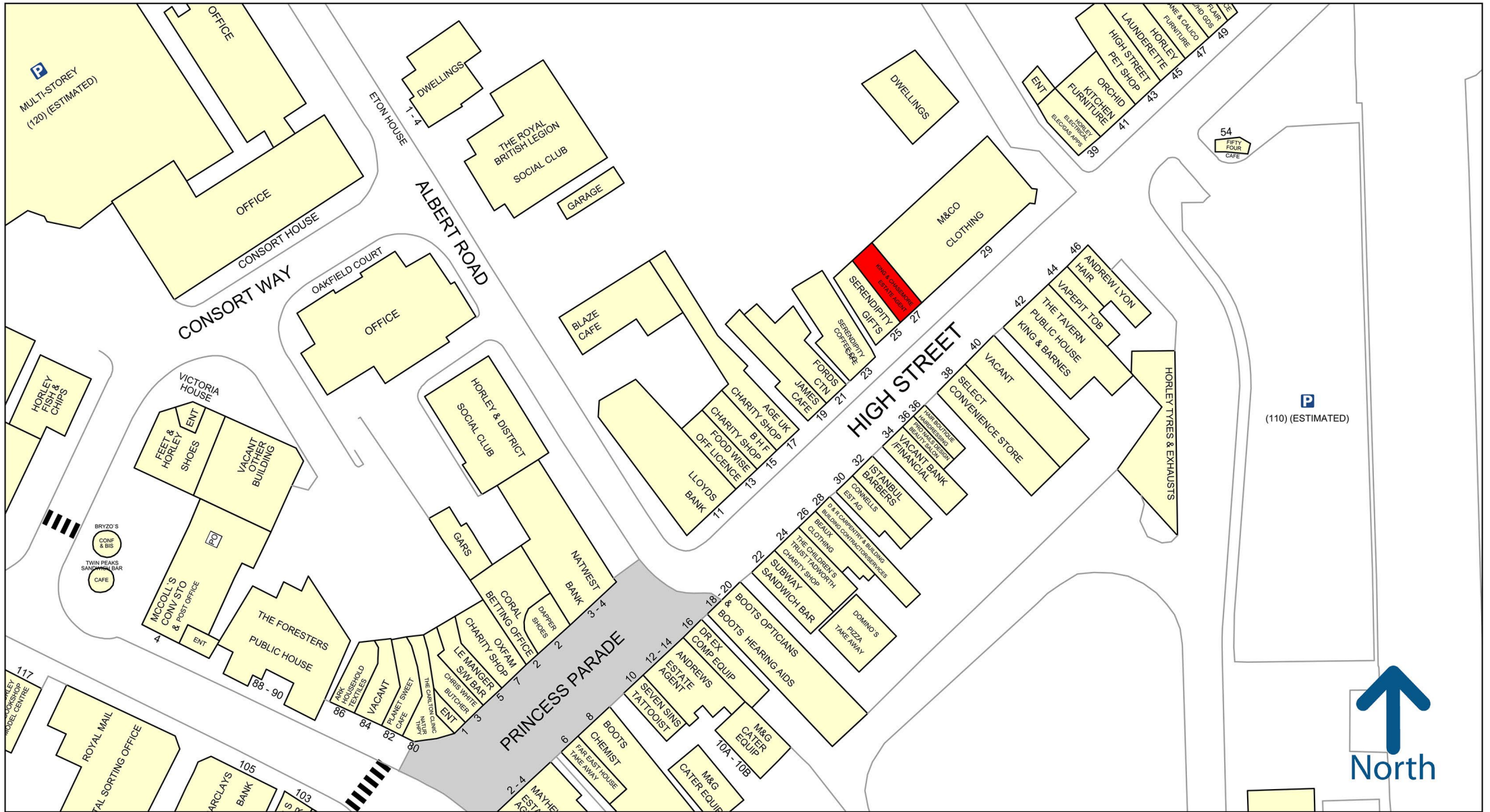
Subject to Contract and Vacant Possession.
Exclusive of VAT (if applicable).

www.cradick.co.uk

Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001
Offices in Tunbridge Wells & Brighton

 @CradickRetail

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.



Experian Goad Plan Created: 14/02/2019
Created By: Cradick Retail

50 metres



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011