

For Sale

21 High Street, Reigate RH2 9AD



08449 02 03 04
gva.co.uk/13722

Location

Reigate is a historic, affluent, town in Surrey, in the south east of England. It has a population of c.21,000 and falls within the London commuter belt, being 19 miles south of London.

The property is centrally located on Reigate High Street. To the rear of the property is a Morrisons supermarket with c.390 car spaces, the main car park for the town. The High Street is predominantly occupied by national multiple occupiers such as Boots, WH Smith, M&S etc as well as more niche fashion brands such as Mint Velvet, Sweaty Betty, Jigsaw and Phase Eight.

Description

It is set over basement, ground, first and second floors, although part of the first and all of the second floors have been sold off on two long residential leases. The property is semi-detached with 1st Stop Stationers next door. There is also an outside area to the rear of the property which may allow further small extension to the premises (STPP).

Ground floor:	195.19 sq m	2,101 sq ft
Basement:	107.2 sq m	1,154 sq ft
First floor:	63.05 sq m	679 sq ft
Second floor:	SOLD OFF	
Total:	365.44 sq m	3,934 sq ft

Planning

The unit benefits from A2 use.

Tenure

Freehold

Price

Offers in excess of £1.1m

Business Rates

We understand that the property is assessed as follows:

Rateable Value: £63,500

UBR (2018/19): £0.493

Rates Payable: £31,305.50

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

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

EPC

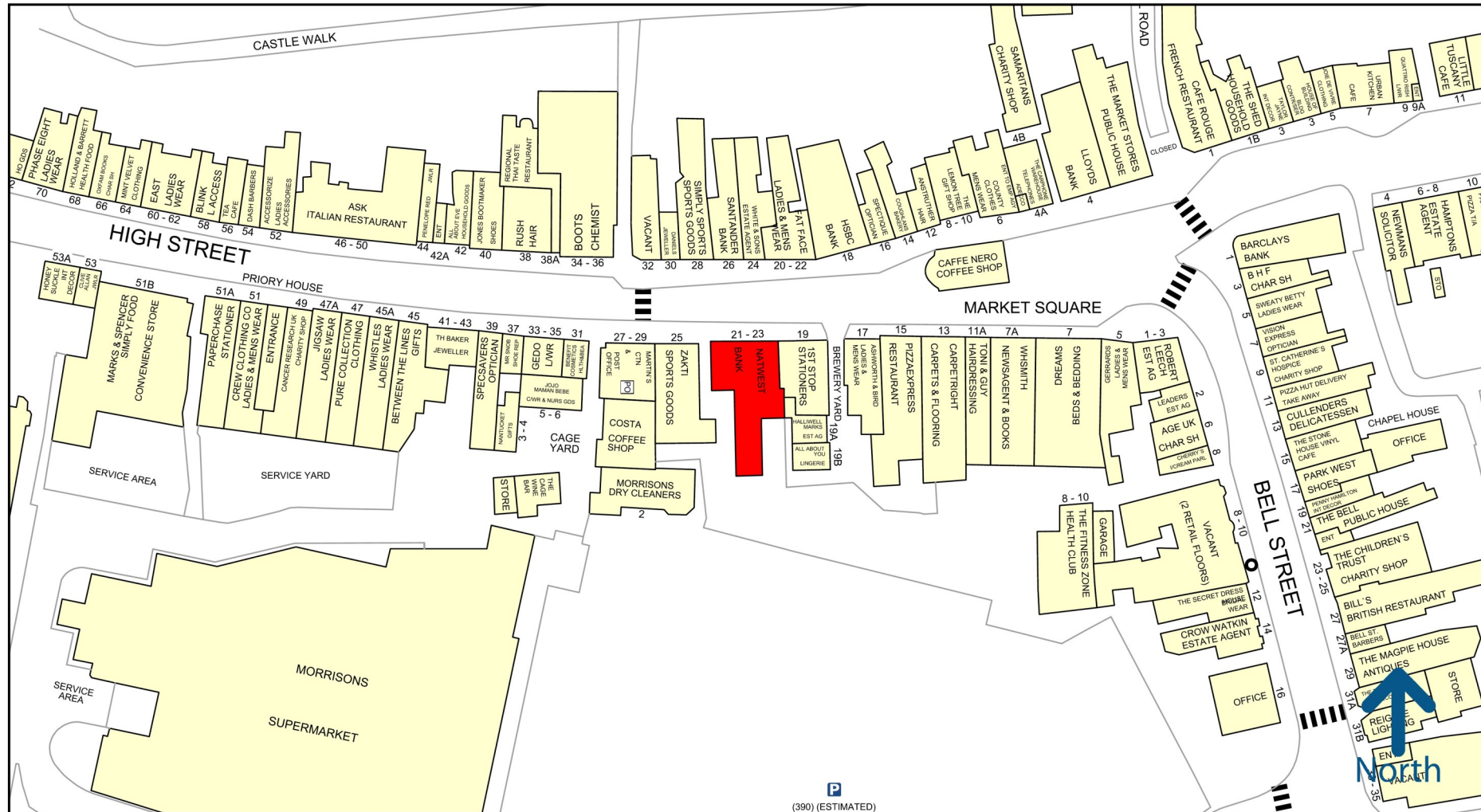
An EPC has been commissioned. Please make contact for further details.

VAT

VAT, if applicable will be charged at the standard rate.

For further information please contact:

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