



46-48 High Street, Redhill,
Surrey, RH1 1SH

Takeaway / Restaurant
Premises

TO LET

PROPERTY SUMMARY

- **Large Takeaway / Restaurant unit**
- **Redhill Town Centre close to Station**
- **Other uses considered**
- **Highly prominent corner position facing High Street & Cinema development**
- **Layby parking**
- **Gross Internal Area 3,035 sq.ft (282 sq.m)**
- **Rent £36,500 per annum exclusive**

LOCATION

The property sits adjacent to the pedestrianised section of the High Street within the centre of Redhill. The adjoining Marketfield Way redevelopment has recently opened and comprises a cinema, retail, restaurants and flats. Redhill Station is within 200 metres. Dominos, KFC and Papa Johns are close by.

PROPERTY SUMMARY

Prominent corner takeaway/restaurant space in the centre of Redhill. The property will be let in shell condition with capped services allowing occupiers to tailor the interior to their own specific layout and requirements. Bay parking is available in front of the unit and the Belfry car park is nearby.

ACCOMMODATION

The accommodation and gross internal floor areas are as follows:

• Ground Floor	3,035 sq.ft	282 sq.m
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TERMS

The premises are available to let on a new effective full repairing and insuring sub-lease until November 2035 at an initial rent of £36,500 per annum exclusive.

Subject to Contract.

RATES

The Valuation Office Agency website describes the property as “Shop & Premises” and advises that the 2023 Rateable Value is £46,250. For further information please contact Reigate & Banstead Council.

VAT

We understand that VAT is applicable to the rent.

COSTS

Each party is to bear their own costs.

EPC

This property has an EPC rating of D (88)

For further information or to view please contact:

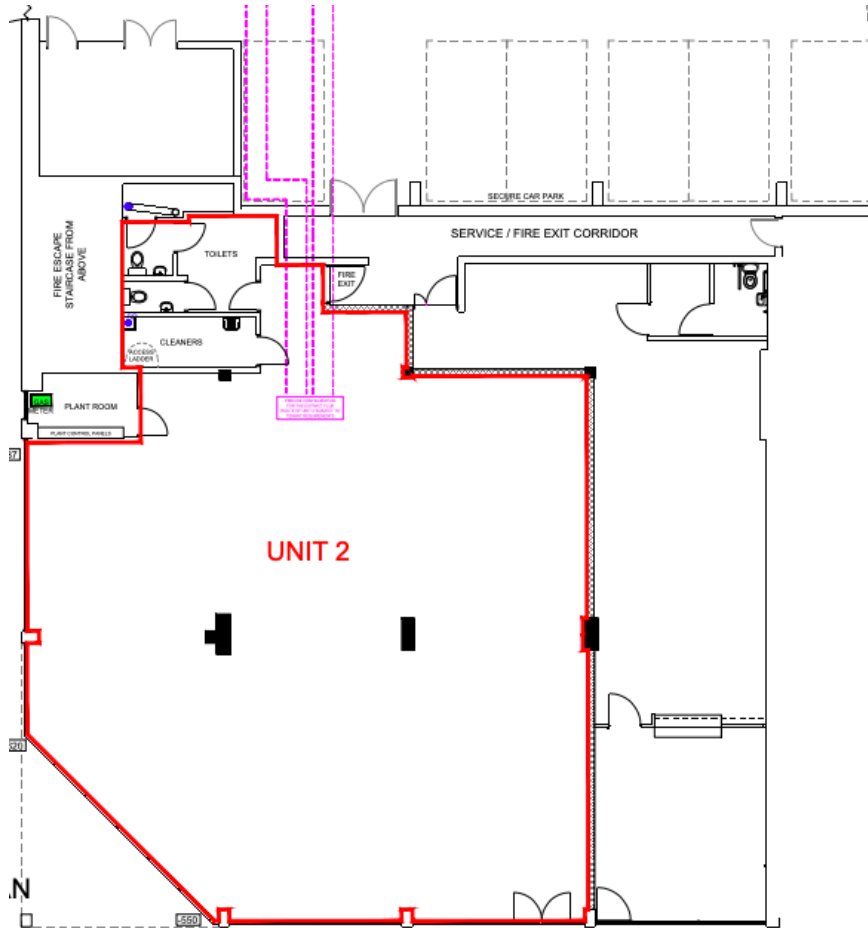
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Not to scale & for indicative purposes only



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