

18 High Street, Reigate,  
Surrey, RH2 9AY

PRIME "CLASS E" / RETAIL  
PREMISES

TO LET

## PROPERTY SUMMARY

- Substantial “Class E” / Retail premises to let
- Suitable for a wide variety of uses
- Prime Town Centre High Street location
- 2,722 sq.ft (252.9 sq.m) arranged over 3 floors
- Planning application submitted to enlarge windows at front
- New lease available at £80,000 per annum exclusive (subject to contract)

## LOCATION

The building occupies a prime and prominent position on the High Street. Other occupiers close by include Phase Eight, The Lemon Tree, W H Smith, Caffè Nero, FatFace, Pizza Express, Boots and Mountain Warehouse. Reigate is a prosperous market town situated 18 miles to the south of Central London. Junction 8 of the M25 close-by at Reigate Hill. Reigate Railway Station is approximately a 5-minute walk away.

## PROPERTY SUMMARY

This attractive former bank premises is arranged over ground, first and second floors. The ground floor has been opened up to provide a largely open plan space which benefits from high ceilings to the front main section. Planning consent has been submitted to enlarge the four windows at the front to create an inviting retail frontage (see below image). Currently the first floor provides ancillary accommodation together with separate male and female toilets. The basement provides useful storage. There is also a rear courtyard with steps leading up to Castle Walk.

Ground Floor	1,884 sq.ft	(175.03 sq.m)
First Floor	373 sq.ft	(34.65 sq.m)
Basement Storage	465 sq.ft	(43.20 sq.m)
Total	2,722 sq.ft	(252.9 sq.m)
Outside Rear	Walled courtyard and pedestrian access to Castle Walk	

## TERMS

The whole building is available to let on a new, full repairing and insuring lease, for a term to be agreed at an initial rent of £80,000 per annum exclusive.

**Subject to Contract**

## RATES

The Valuation Office Agency website describes the property as “Bank & Premises” and advises that the 2023 Rateable Value is £48,500. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Reigate & Banstead Council on 01737 276000.

**VAT** - We understand that VAT **is not** applicable to the rent.

**COSTS** - Each party to bear their own costs.

**EPC** - This property has an EPC rating of D (83).

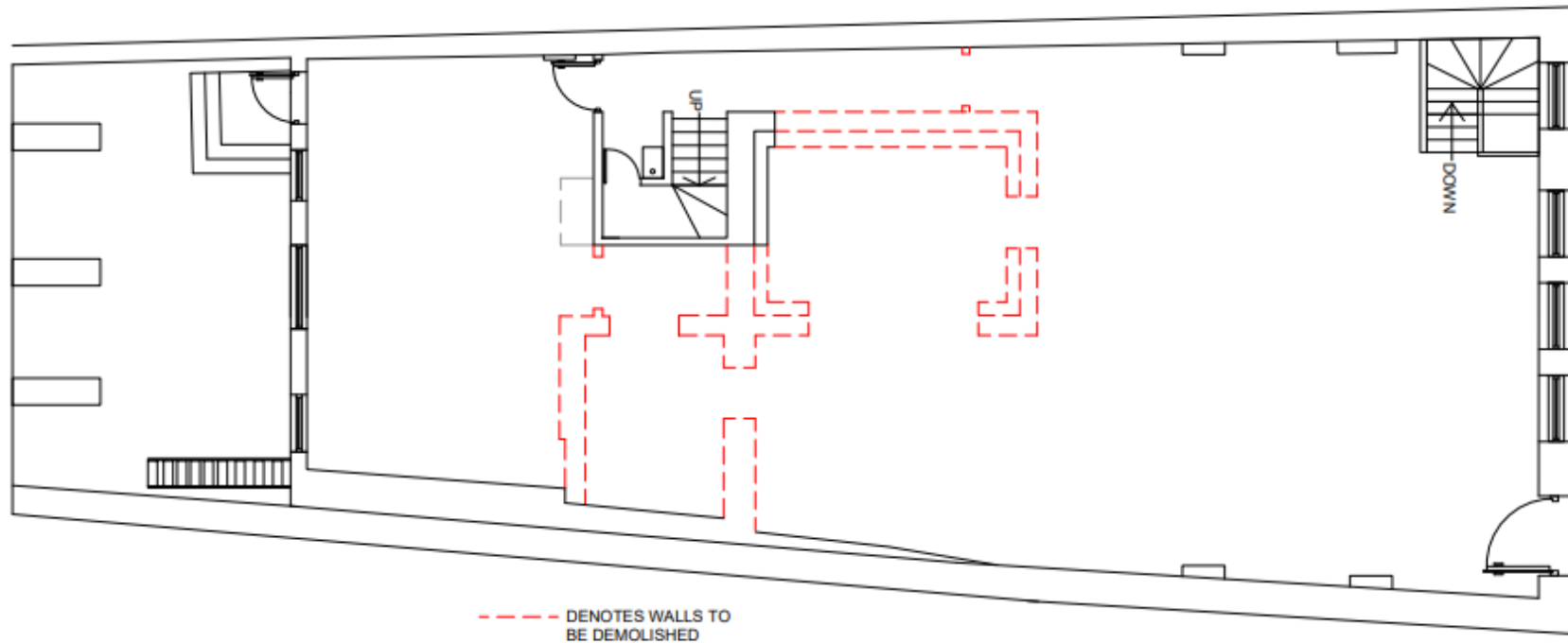
**For further information or to view please contact**

**Matt Lewis Tel: 01737 222835**

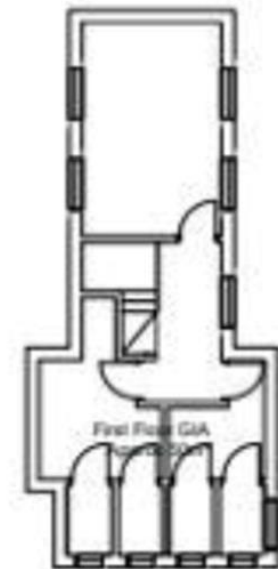
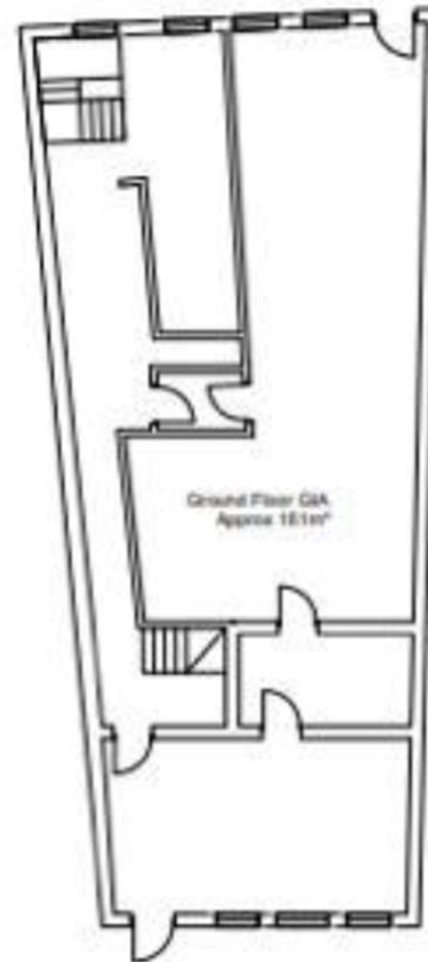
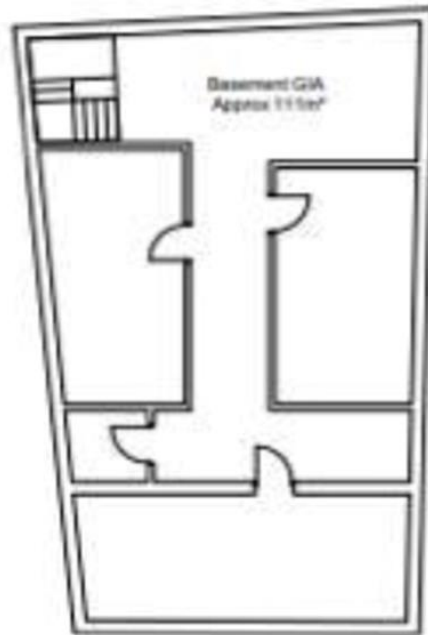
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GF Floor Plan – Proposed Demolition  
Not to Scale – For Indicative Purposes Only



Not to Scale – For Indicative Purposes Only

Existing Basement Plan  
Scale 1:200 @ A3

Existing Ground Floor Plan  
Scale 1:200 @ A3

Existing First Floor Plan  
Scale 1:200 @ A3

**FRONT  
ELEVATION -  
PROPOSED**



PROPOSED FRONT ELEVATION  
1 : 50

PROPOSED NEW GLAZED  
EXTENSION OF EXISTING  
WINDOWS TO CREATE  
SHOP FRONT

PROPOSED LOWERING  
OF THE ORNATE AIR  
BRICKS



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