



**70 High Street**  
Reigate, RH2 9AP

## Lock up shop unit

**970 sq ft**  
(90.12 sq m)

- Prominent and prime High Street location
- Versatile rectangular floorspace
- Close to Nandos, M&S, Holland & Barrett and a strong variety of independent retailers

## Summary

Available Size	970 sq ft
Rent	£52,000 per annum
Rates Payable	£14,596 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£29,250
EPC Rating	Upon Enquiry

## Description

The premises comprise a ground floor shop unit with fully glazed shop front within a Grade II Listed building. Currently arranged as open retail space with store room and WC to the rear.

Approximate dimensions:-

Shop depth - 46'7" (14.2m)

Shop width - 22' (6.71m)

## Location

The premises are situated in a prime position on the north side of Reigate High Street with a good mix of multiple and independent retailers and restaurant occupiers nearby including Marks & Spencer Food Hall, Starbucks, Nandos, Crew Clothing, Joules and Holland & Barrett.

The High Street is a short walk from Reigate train station and approximately 2 miles from Junction 8 of the M25.

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Legal Costs/VAT

Each side to be responsible for the payment of their own legal fees incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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