

1A CHURCH STREET REIGATE, RH2 0AA.



CLASS E, COMMERCIAL SPACE
TO LET

Circa 1,180 To 2,563 sq. ft.

01737 230700

Chapter House, 33 London Road, Reigate RH2 9HZ

www.michaelrogers.co.uk

LOCATION

The available accommodation is located on the A25, Church Street, in the centre of Reigate, close to the junction with High Street and Bell Street. All the town centre amenities are close by including award winning Priory Park and Castle Grounds. Reigate benefits from excellent schools and offers a wonderful environment to live and work.

Reigate profits from excellent road connectivity with Junction 8 of the M25 within two miles giving easy access to the national motorway network. The railway station is only a short walk and provides regular services to Central London, Gatwick Airport, Croydon, Redhill, as well as Guildford and Reading.

The High Street has a wealth of boutique shops alongside brands such as M & S, Boots, Oliver Bonas, Crew and Waterstones. There is also a Morrisons supermarket. The town has an excellent variety of restaurants, cafes delicatessens and pubs including Bills, Cote, Gails, Pret a Mange, Pizza Express, Wagamama and Chalk Hills Bakery.

DESCRIPTION

1A Church Street is a highly prominent building. The premises are excellently located in the centre of town and comprise a mixture of both large and smaller rooms, suitable for a number of business uses under Class E. The accommodation is available either as a whole or on a floor by floor basis.

The space can be fitted out by an ingoing tenant to suit their own occupational requirements. The accommodation is not currently heated.

Two car parking spaces can be made available by way of separate negotiations.

ACCOMMODATION (approximate areas)

First Floor	1,383 sq ft	128.48 sq m
Second Floor	1,180 sq ft	109.63 sq m
TOTAL	2,563 sq ft	238.11 sq m



TERMS

New lease(s) are available on terms to be agreed direct from the Landlord.

RENT

1 st Floor	£20,745 per annum plus VAT
2 nd Floor	£17,700 per annum plus VAT
Both floors	£38,445 plus annum plus VAT

SERVICE CHARGE

To be advised

RATES

Applicants are advised to make enquiries to the VOA.

VAT

Chargeable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs

EPC

Rated E – (101)

ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

VIEWING:

Strictly by appointment with sole agent

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Michael Rogers LLP



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