



TO LET

RESTAURANTS AND BARS – 4,102 SQ FT (381.13 SQ M)
41 Bell Street, Reigate, Surrey, RH2 7AQ

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Rent | £72,500 PAX Plus VAT

LOCATION

Reigate is an established and affluent market town with a large catchment population, situated immediately to the south of the M25 in Surrey.

The property is situated in a prominent position on Bell Street, close to the Town Centre and High Street, with Reigate Priory Car Park diagonally opposite.

Bell Street is an established Food & Beverage location, nearby occupiers include Bills, Wagamama, Everyman Cinema

DESCRIPTION

The property comprises an attractive double fronted landmark building in the heart of Reigate.

The property is arranged over 3 storeys and basement, and provides a substantial ground floor restaurant with customer facilities and ancillary stores.

The open plan configuration of the ground floor will suit both food & beverage operators as well as retailers

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground Floor	2,600	241.55
First Floor	1,262	117.24
Second Floor	138	12.86
Basement	102	9.48
TOTAL	4,102	381.13

RENT

£72,500 PAX

LEASE TERM

The property is available by way of a new FRI lease for a terms of years to be agreed.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £52,000

VAT

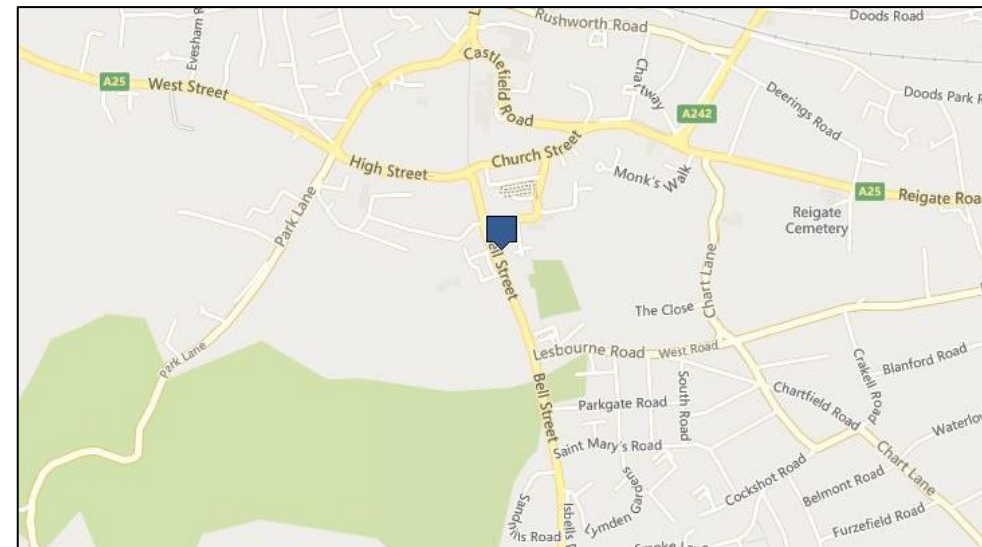
VAT will be chargeable on the terms quoted above.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876 200

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