



Prime Shop – To Let
Affluent Commuter Town

LOCATION

Banstead is an affluent commuter town in Surrey with a population of 16,666 (2011 census), situated c. 8 miles north of Redhill and c. 7 miles southwest of Croydon. The town benefits from a mainline railway station with direct services to London Bridge in under an hour.

The property occupies a prominent, central trading position on the High Street, close to its junction with Wilmot Way, and is within a short walking distance of the town's primary shopper's car park situated at the rear.

Notable retailers within the immediate vicinity include **Caffé Nero**, **Coral**, **Cancer Research UK**, **Lorimers**, **Robert Dyas**, **Pizza Express**, **Co-op Funeralcare**, **Zizzi**, **Domino's** and **Costa Coffee**.

Banstead town centre otherwise comprises a diverse mix of well-regarded national and independent retailers and leisure operators, whilst also benefiting from a strong food offering, with **Tesco Express**, **Marks & Spencer** and **Waitrose** supermarkets at either end of the High Street.

ACCOMMODATION

The property is arranged over ground floor only, with the following approximate dimensions and net internal floor area:-

Gross Frontage	5.18 m	17 ft 0 ins
Internal Width (max)	5.13 m	16 ft 10 ins
Shop and Built Depth	11.81 m	38 ft 9 ins
Ground Floor Sales	60.47 sq m	651 sq ft
Total NIA	60.47 sq m	651 sq ft

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£28,000 per annum**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£20,750
Rate in the £ (2022/23)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

Andrew Morrish
01273 617141
07919 172115
amorrish@cradick.co.uk

Jack Pearman
01892 707511
07483 361559
jpearman@cradick.co.uk

Subject to Contract & Exclusive of VAT

www.cradick.co.uk

Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001

