



Shop To Let

LOCATION

Horley is an affluent and well positioned town in Surrey within the borough of Reigate and Banstead. Crawley is approximately 6 miles south west and Reigate, approximately 6 miles north. The town benefits from its close proximity to Gatwick Airport, which is just two miles away, together with excellent road links to the M23 and in turn the M25. Commuters can easily reach London by train in around 30 minutes via the regular Thameslink service.

The property occupies a busy location on the High Street with occupiers in the immediate vicinity including **M&Co**, **Lloyds Bank**, **Boots**, **Subway** and **Age UK** to name but a few. The town's main car parks at Consort Way and Victoria Way are also easily accessible.

ACCOMMODATION

The subject premises comprises a ground floor lock up shop, with the following approximate areas and dimensions:-

Internal Width	4.87 m	16 ft 0 in
Shop Depth	9.54 m	31 ft 3 ins
NIA	40.31 sq m	434 sq ft

TERMS

Available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed, at a commencing rent of **£12,500 per annum exclusive**, subject to 5 yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within Band C.

RATES

Current Rateable Value	£9,500
Rate in the £ (2022/23)	49.9p

Some occupiers may benefit from small business rate relief. Prospective occupiers should make their own enquiries to verify this information.

LEGAL COSTS

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 agents:-

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Subject to Contract and Exclusive of VAT

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