



Shop To Let

LOCATION

Horley is an affluent and well positioned town in Surrey within the borough of Reigate and Banstead. Crawley is approximately six miles south west and Reigate is approximately six 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. The town's main car parks at Consort Way and Victoria Way are also easily accessible.

The property occupies a busy location on the High Street, with occupiers in the immediate vicinity including **Subway, Boots, Sussex Beds, Dominos, British Heart Foundation** and **Age UK**. There are also a number of independent retailers, cafés, restaurants, barbers and beauty salons in the immediate vicinity.

ACCOMMODATION

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

Gross Frontage	5.48 m	18 ft
Internal Width (max)	5.18 m	17 ft
Shop and Built Depth	15.54 m	51 ft
Ground Floor Sales	78.68 sq m	847 sq ft

The property benefits from rear access.

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 **£22,500 per annum exclusive**, subject to five yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£12,750
Rate in the £ (2023/24)	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:-

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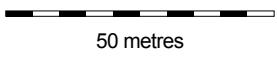
Subject to Contract and Exclusive of VAT



(110) (ESTIMATED)

(200) (ESTIMATED)

(ESTIMATED)



Experian Goad Plan Created: 25/04/2023

Created By: Cradick Retail



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