

REDHILL TOWN CENTRE HIGH STREET LOCATION LOCK UP RETAIL UNIT

1,291sq ft (119.97 sq m)



35 High Street, Redhill, Surrey
RH1 1RX

TO LET (FLEXIBLE TERMS)

Location

The premises are located in Redhill town centre within the High Street. Nearby retailers include Argos, Marks & Spencer, Millets, Subway and Frankie & Benny's Bar & Restaurant.

Description

The premises comprise a self contained retail unit occupying ground floor. The unit benefits from dual frontage to both High Street and Cromwell Road.

Internally the premises comprise a retailing area together with ancillary space to the rear.

Planning

It is believed that the premises have planning consent for A1 (retail) use.

Terms

The premises are available by way of a new lease on terms to be agreed.

Annual Rental

£27,750 per annum, exclusive. The annual rental will be payable quarterly in advance and will be subject to VAT, if applicable.

Business Rate

2005 Rateable Value:	£21,000
Uniform Business Rate:	£0.485 (expiring 31/03/2010)
Rates Payable:	£10,185 per annum

Legal Costs

Each party to bear their own legal and professional costs with regard to the proposed transaction.

Viewing and further information contact:

Strictly by appointment with the sole lettings agents:



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Redhill

STATION ROAD
(LOADING ONLY 4.00PM-10.00AM)

HIGH STREET
(PEDESTRIANS ONLY) (STREET MARKET)

MARKET FIELD ROAD

MARKETFIELD WAY

BELFRY SHOPPING CENTRE

CROMWELL ROAD

UNTINGDON ROAD

Woolworths
Variety Store
Boots The Chemist
H Samuel Jeweller
Argos
Frankie & Bennys Bar & Restaurant
Bathstore.com Bathroom Furniture

Other units include: BANK, THE CARPHONE WAREHOUSE, TEAM ONE RECRUITMENT EMPLOYMENT AGENCY, VACANT OUTLET, CORAL BETTING OFFICE, BON MARCHE, LADIES WEAR, VACANT OUTLET, BOOTS OPTICIANS OPTICIAN, MAMMA MA RESTAURANT, CORAL BETTING OFFICE, DOLLOND & AITCHISON OPT, OXFAM CHARITY SHOP, ARGOS, CATALOGUE SHOWROOM, SUBWAY SW BAR, JEWELLERY CO JEWELLER, COFFEE BREAK COFFEE SHOP, LA MODA HAIRDRESSING, FRANKIE & BENNYS BAR & RESTAURANT, BATHSTORE.COM BATHROOM FURNITURE, OFFICE.

Logos: goad Digital Plans, Experian A world of insight

Energy Performance Certificate (EPC) Legend:

A	81-95
B	69-80
C	55-68
D	39-54
E	21-38
F	11-20
G	1-10

For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website www.hurstwarne.co.uk

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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