



40 WEST STREET, REIGATE, RH2 9BT

OFFICE TO LET

4,215 SQ FT (391.59 SQ M)



**Vail
Williams**

Summary

Substantial Stand Alone Office Building in Reigate Town Centre

Available Size	4,215 sq ft
Rent	Rent on application
Rates Payable	£26,250 per annum (1 April 2023 to present)
Rateable Value	£52,500
EPC Rating	Upon enquiry

- Prominent Town Centre Location
- Stand alone detached building
- Generously sized car park to the rear
- Dedicated kitchen and break out areas
- Potential to suit a variety of commercial users, subject to gaining the necessary consents



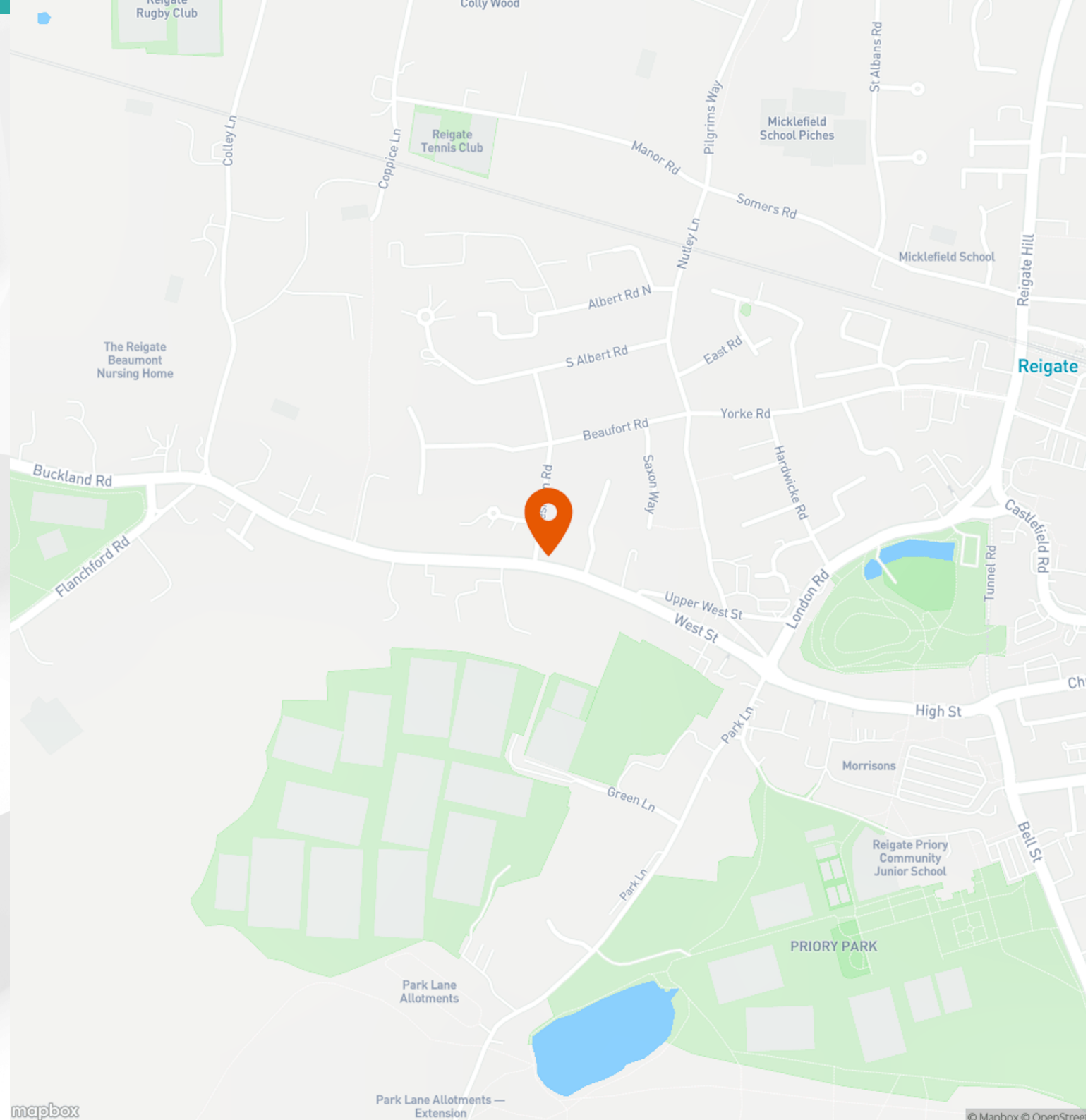
Location



40 West Street, Reigate, RH2
9BT

Reigate is a historic market town located in south-east Surrey, around 19 miles south of central London, with good road links to J8 of the M25 motorway, approximately 3km to the north.

The site is located on West Street, less than half a mile away from Reigate Town Centre and Railway Station. The property is south facing and sits on a prominent corner plot, West Street is the main road coming in and out of Reigate to the West.





Further Details

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	335	31.12
Ground	1,449	134.62
1st	1,307	121.42
2nd	1,124	104.42
Total	4,215	391.58

Description

The detached office building under a pitched roof with clay tiles, comprises three storeys, a basement and a car park to the rear of the building. Upon entry, the ground floor consists of a large reception area, two meeting rooms, three offices an interview style meeting room and a WC. The basement includes a kitchen and ancillary storage.

The first floor and second floors consist of further office rooms and WC's. The property benefits from fluorescent lighting, gas fired central heating, a combination of double and single glazed windows and an alarm system throughout.

Planning Use

The property is currently used as an office building, however, it is felt that it could be used for a number of different commercial uses such as medical and education, subject to gaining the necessary planning consent.

Tenure

The property is available by way of assignment of an existing lease.

Further details are available from the agent upon request.

Business Rates

Rateable Value (1 April 2023 to present): £52,500

Rates Payable: £26,250 per annum

Should you require further information on Business Rates, please contact our in house rating surveyor Derek Moore (dmoore@vailwilliams.com).

VAT

VAT may be payable on the terms quoted.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Utilities/Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Viewing arrangements

Strictly by arrangement via sole agents, Vail Williams.



Enquiries & Viewings



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