

69a & 71 BELL STREET, REIGATE RH2 7AN



ESTABLISHED RESTAURANT PREMISES  
TO LET

RENT : £42,500 pax  
PREMIUM : £35,000



**Reigate**

3 pool house bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

- Extremely well known premises
- Prominent A217/Bell Street frontage
- 1490 sqft (138.43m2) restaurant element
- Rare opportunity in Reigate town

A rare opportunity to secure a landmark restaurant premises within Reigate town centre.

**T 01737 229200**

## DESCRIPTION

We are pleased to offer this rare opportunity to acquire a well-regarded independent ground floor restaurant premises offered to let with vacant possession. The ground floor comprises of the restaurant to the front with prominent glazed frontage and return with bar area, customer WC's and commercial kitchen plus stores to the rear. Outside there is a rear courtyard for amenities and one car parking space.

Approx. dimensions as follows: -

Restaurant Approx. 1181 sq ft (109.72m<sup>2</sup>)  
Kitchen Approx. 270 sq ft (25.08m<sup>2</sup>)  
Stores Approx. 39 sq ft (22.20m<sup>2</sup>)

**Net Internal Area Approx. 1490 sq ft (138.43m<sup>2</sup>)**

## LEASE TERMS

The premises are available by way of a new full repairing and insuring lease commencing at the passing rent of £42,500 pax then rising to £45,000 pax from Year 2 to the first review. For the current lease there is a rent review due on 25.1.25 so we have addressed this by proposing the stepped rent approach.

## RENT

£42,500 pax for Year 1 then £45,000 pax up until the first rent review at the end of the fifth year of the new term.

## FIXTURES AND FITTINGS

The vendor can offer F&F for sale within the premium sought of £35,000

## RATES

The restaurant premises has a rateable value of £25,000.

## VAT

We do not believe that the premises are elected for VAT All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## EPC

The restaurant has an EPC rating of D (83) valid until 10.3.25

## VIEWING

Strictly by prior appointment only through sole agents:

**ROBINSONS - Sole Agents**  
**01737 229200**

[www.robinsonsmb.com](http://www.robinsonsmb.com)



**T 01737 229200**

**ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE**

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Ground Floor



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