

**19 LEE STREET, HORLEY RH6 8EH**



**E CLASS UNIT TO LET**

**£12,750 + VAT pax**



**Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

**Dorking**

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

- On busy thoroughfare between A23 & A217
- Modern 'E' Class unit
- Versatile open plan unit
- Currently fitted out beauty salon
- Premises available for new lease

**T 01737 229200**

## LOCATION

The premises are situated in a modern neighbourhood parade approximately one mile north west of Horley town centre in a popular residential area. This unit is situated adjacent to a convenience store with shared customer forecourt parking a further neighbourhood parade within 100 yards to the east.

## THE PREMISES

The premises comprise a ground floor lock-up shop with traditional timber shop front, with retail area, kitchen and WC plus one parking space to the rear.

Approx. dimensions as follows: -

Ground Floor Retail area Approx. 533 sq ft (49.52m<sup>2</sup>)

**TOTAL RETAIL AREA APPROX. 533 SQ FT (49.52M<sup>2</sup>)**

## RENT

£12,750 pa plus VAT.

## LEASE TERMS

The premises are available via new lease granted direct by the Landlord for a term and rent review pattern to be agreed.

## BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value £8,300

Uniform Business Rates £0.49.9 (April 2023 - present)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

## 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

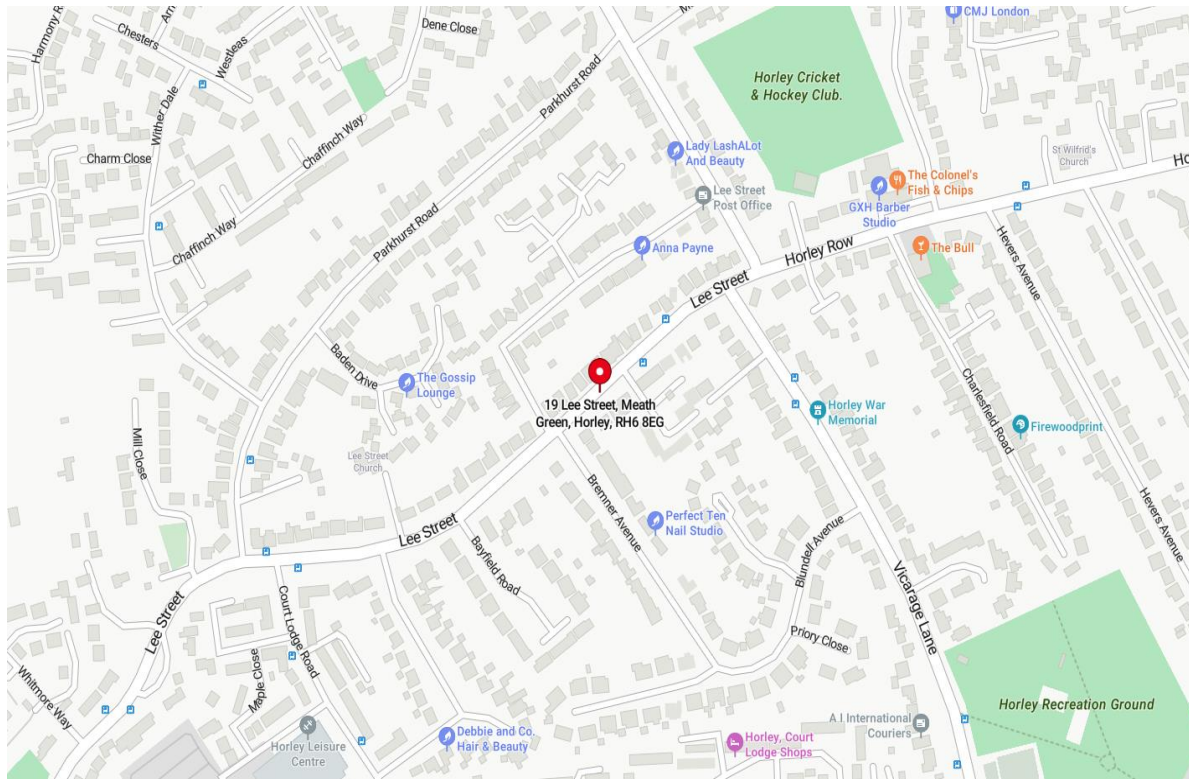
Each party to be responsible for their own legal costs in the transaction.

## EPC

An EPC is available for this property. It has been rated 64 (C). A full copy of the EPC is available upon request.

## VIEWING

Strictly by prior appointment only through Robinsons 01737 229200 [www.robinsonsmb.com](http://www.robinsonsmb.com)



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