

Reigate 4 High Street Surrey RH2 9BG

- Attractive Freehold Town Centre Bank Investment
- Let to Lloyds Bank plc
- Lease expires 2021 (no breaks)
- Rent Review 2016
- No VAT applicable
- Prosperous Surrey town
- Current Rent Reserved
£52,000 pa



Tenure
Freehold.

Location

Reigate is a prosperous Surrey town with a resident population of over 49,000, situated immediately adjacent to Redhill, some 10 miles north of Crawley. The town benefits from its close proximity to the M25 motorway (Junction 8, 2 miles) and to Gatwick Airport, which is 6 miles to the south.

The property, which is located within a conservation area, is situated in a prominent position fronting the High Street opposite its junction with Bell Street. Many multiple retailers are represented in this popular High Street including Car Phone Warehouse (adjacent), W H Smith, Toni & Guy, Pizza Express (opposite) along with many others.

Description

This attractive property is arranged on basement, ground and two upper floors to provide a ground floor banking hall with storage accommodation in the basement and ancillary office and storage accommodation on the two upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	9.75 m	(31' 11")
Net Frontage	8.10 m	(26' 7")
Shop Depth	15.30 m	(50' 3")
Built Depth	21.00 m	(68' 10")
Basement (1)	33.5 sq m	(361 sq ft)
Ground Floor	154.0 sq m	(1,658 sq ft)
First Floor	73.5 sq m	(791 sq ft)
Second Floor	72.5 sq m	(780 sq ft)
Total	333.5 sq m	(3,590 sq ft)

(1) Excluding a Strong Room which was not accessible

Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 10 years from 24th June 2011 at a current rent of £52,000 per annum. The lease provides for a rent review at the fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.lloydsbank.com

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

EPC Rating 73 Band C (Copy available on website).

Viewings

A block viewing date has been arranged. Please e-mail your full contact details to viewings@allso.co.uk to be received no later than mid-day on 21st November 2013 for information regarding the date. Photo identification will be required on the day. In the subject box of your e-mail, please ensure that you enter **Lot 81 Reigate**.

