



38 & 40 HIGH STREET, BANSTEAD, SM7 2LU

- Prime high street opportunity in a popular commuter town in Surrey
- Units can be combined.
- Potential for outdoor seating subject to enquires with local authority.
- In close proximity to national occupiers such as Waitrose, M&S Simply Food, Starbucks, Prezzo, Robert Dyas, Caffé Nero, Domino's and Zizzi.

NEW LEASE OPPORTUNITY

TERMS

A new lease available for a term to be agreed.

RATEABLE VALUE

To be re-assessed.

RENT

Unit 1: £62,500 pa exclusive
Unit 2: £32,500 pa exclusive

VAT

The property is not elected for VAT.

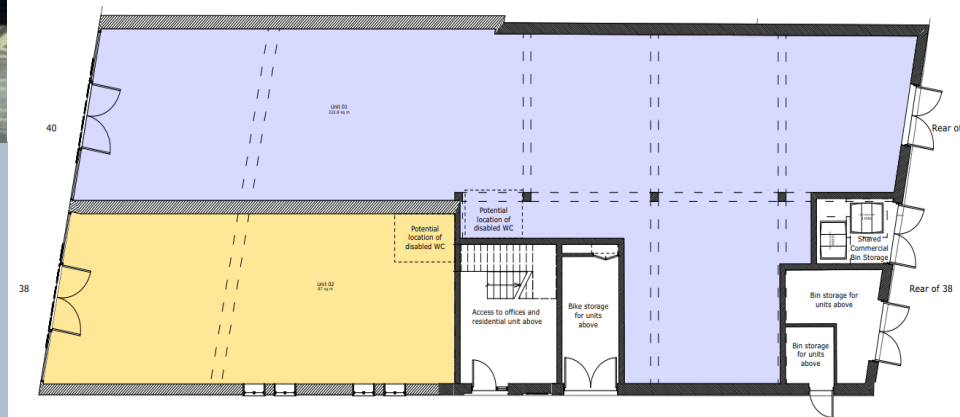
FLOOR AREAS SQ FT / SQ M

Unit 1 GF: 2,409 sq ft / 223.8 sq m
Unit 2 GF: 936 sq ft / 87 sq m

SUBJECT TO CONTRACT

Option to combine is available.

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



JACKSON CRISS

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NEW LEASE OPPORTUNITY

Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



JACKSON CRISS

VIEWING

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