

# REIGATE - UNIT 6, 6 CAGE YARD RH2 9AB

JACKSON  
CRISS

New Lease Opportunity - Character Unit

Fronts Reigate's main car park (390 space - 2 hours free / extended free parking after 7pm or 4pm Sunday)



020 7637 7100

## LOCATION

Reigate is an affluent and historic Surrey commuter town with excellent transport links (J8 of M25 and railway station) into London and is located just under 8 miles from Gatwick Airport.

Total retail expenditure in the Reigate and Redhill district is circa £440 million.

Within a 15-minute drive time there are c 153,000 people with 69% in social class AB and C1.

Cage Yard links the High Street to the 49,000 sq ft Morrisons store (parking for 390 for 2 hours free) and the unit is located opposite Costa and JoJo Maman Bebe.

Reigate is home to Whistles, Space NK, Jones, White Stuff, Gail's, Pret a Manger, Boots, Loungers, M&S Simply Food, Waterstones, Jo Malone and Oliver Bonas. There are a host of independent traders (Ashworth & Bird, Gerrards).

Morrisons is open 7am – 10pm Monday to Saturday and 10am to 4pm on Sunday guaranteeing busy footfall 7 days a week with 2-hour daytime free parking.

Under the new E Use Class, the property could be used as a shop, café, office and would suit fashion, jewellery, gifts, beauty, gallery etc.



## ACCOMMODATION

An attractive Listed Building with sales at ground and first floor with period features.

Internal width:	23 ft 1 in / 7.04 m
Depth:	12 ft 0 in / 3.66 m
Ground floor sales:	217 sq ft / 20.16 sq m
1st floor sales/stock:	198 sq ft / 18.39 sq m

## LEASE TERMS

New lease for 10 – 15 years excluded from the Landlord & Tenant Act 1954 is available, with 5 yearly upward only rent review(s).

## RENTAL

A rental of £15,000 pa + VAT is sought (STC).



## SERVICE CHARGE & INSURANCE

Currently £483 pa service charge and £75 pa insurance, subject to annual adjustment.

## RATING

£10,250 (2023) so qualifies for small business relief.

## EPC

The EPC rating is D(88).



## VIEWING

For further information/floor plans, contact:

**David Scott**

07798 823 376

[davids@jacksoncriss.co.uk](mailto:davids@jacksoncriss.co.uk)

JACKSON  
CRISS



IMPORTANT NOTICE: Jackson Criss and their clients 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