

# REIGATE - UNIT 8, 2 CAGE YARD RH2 7BA

Suitable for Class E and other uses (STP) and scope for outdoor seating

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



## 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.

The premises occupy an extremely busy location by the entrance to the 49,000 sq ft Morrisons store (parking for 390 for 2 hours free) with Cage Yard (housing Costa, JoJo Maman Bebe, Cage Wine Bar) leading to the High Street.

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.

After 7pm Monday-Saturday (4pm on Sunday) there is no time limit until the following morning.



## ACCOMMODATION

The premises are arranged at ground floor with frontages to both the car park / Morrisons and to Cage Yard and afford:

Internal width: 30 ft 3 in / 9.22 m  
narrowing to 19 ft 5 in (5.92m)

Depth: 56 ft 4 in / 17.17 m

Ground floor sales: 1,125 sq ft / 104.52 sq m

Outside seating may be available.

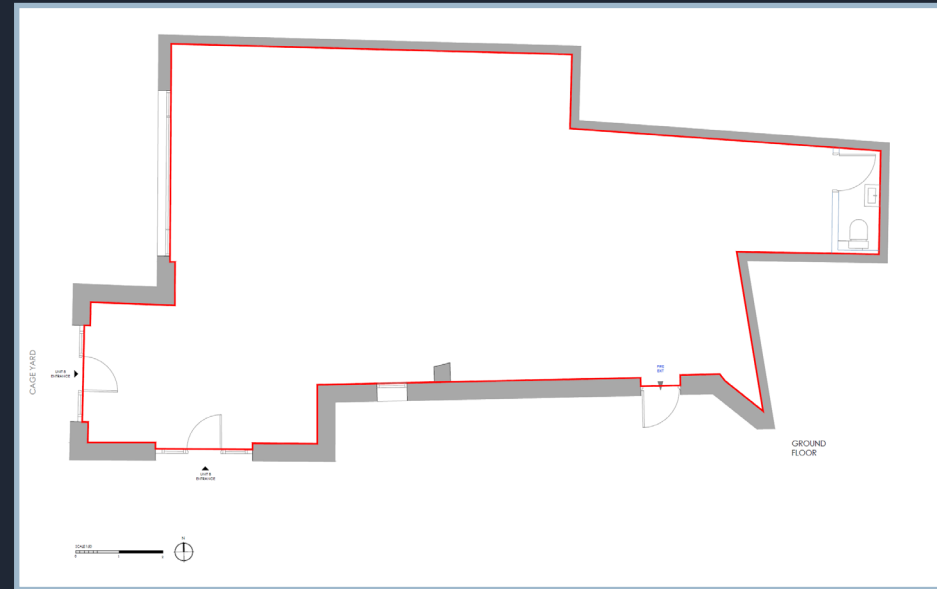
No issue with extraction / ducting to fresh air.

## LEASE TERMS

Available for a new 15-year term excluded from the Landlord & Tenant Act 1954 with 5 yearly upward only rent reviews.

## RENTAL

A rental of £50,000 pa + VAT is sought (STC).



## SERVICE CHARGE & INSURANCE

Currently £2,300 pa + VAT.

## RATING

The property is to be assessed for rates.

## EPC

The EPC rating is D(77).



## VIEWING

For further information/floor plans, contact joint agents:



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**TO LET**

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**JACKSON  
CRISS**

**P**  
(390) (ESTIMATED)