

Hooper

NAYLOR FRIEND

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HIGH STREET SHOP **TO LET**

151 HIGH STREET
BANSTEAD SURREY SM7 2NT

LOCATION

The property is situated on the Northern side of the High Street at the eastern end of the village, between the junctions with Harbourfield Road and Buff Avenue and benefits from free limited-period on-street public parking immediately in front of the property.



DESCRIPTION

The property comprises a ground floor lock-up shop, with modern aluminium framed shop front, electrically operated roller shutter and rear vehicular access.

ACCOMMODATION

Frontage	5.80m	19'
Internal Width*	5.60m	18'4 widening to 6.26m (20'6)
Shop Depth*	10.99m	36'
Sales Area*	62.45m ²	672 ft ²
Storage Area*	30.95 m ²	333 ft ²
Kitchen	6.43 m ²	69 ft ²
Total	99.83 m²	1075 ft²

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

Available to let on a new full repairing and insuring lease for a term to be agreed.

USE/PLANNING

We understand the property currently falls within class A1 of the Current Town and Country (Use Classes) Order, but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer. Reigate and Banstead Borough Council's planning policies are such that a change of use away from A1 retail use is likely to be resisted.

The landlord wishes to let the premises for a use that is not already represented in the parade and therefore the following uses are less likely to receive favourable consideration. Carpet and flooring sales, Ready made frozen meals, Newsagent/confectioner, Lighting/electrical goods, Optician, Dry cleaning/tailoring alterations, Beauty salon, Ladies'/men's fashions.

RENT

An initial rent of **£20,000 (twenty thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.