

CROW WATKIN

Estate agents • Valuers • Surveyors

16-18 & 20-22 CROMWELL ROAD, REDHILL RH1 1RT



NEW GROUND FLOOR COMMERCIAL SPACE

TO BE LET AS ONE OVERALL UNIT OR TWO SEPARATE UNITS

APPROX 4138 SQ FT WITH FOUR PARKING SPACES

SUIT MEDICAL, HEALTH, RETAIL OR OFFICES

RENT: £49,500 PER ANNUM AS A WHOLE

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16-18 & 20-22 Cromwell Road, Redhill RH1 1RT

LOCATION

Cromwell Road is a two way street in Redhill town centre between Station Road and the pedestrianised High Street. It is close to the traffic lights at the rear exit of the Belfry Shopping Centre and has good visibility to traffic from either direction . The local council's major new mixed use scheme, Marketfield Way, is scheduled for completion later in 2022. This will include 150 new homes and there are other large residential schemes within walking distance, eg Picture House, the Quadrant building close to Redhill Station and Brook Road to the south.

DESCRIPTION

These four ground floor commercial units are part of a new five storey scheme (Wheatley Court) which includes four stories of flats (32 units) with passenger lifts. The ground floor units will have four undercroft parking spaces and will be fitted out to shell with recessed entrances and two automatic front doors. Shops 16 & 18 have 14'8" headroom and 20 & 22 have 13'11" headroom. The scheme has been designed as one large commercial space but could be divided into two units with the following approximate sizes:-

No 16	975 sq ft	90.58m ²	<u>Nos 16 & 18</u>
No 18	1008 sq ft	93.65m ²	1983 sq ft
No 20	909 sq ft	84.45m ²	
No 22	<u>1246 sq ft</u>	<u>115.76m²</u>	<u>Nos 20 & 22</u>
	4138 sq ft	384.44m ²	2155 sq ft

PLANNING

Planning permission was granted for this scheme by Reigate & Banstead Borough Council on 6th September 2018 under ref 18/01158/F permitted use of the ground floor space for a variety of purposes including A1 retail, A2 financial and professional services, D1 medical & health and D2 gyms.

Since the government's introduction of new use classes in September 2020, class E now embraces a broad range of commercial, business and service activities/purposes including restaurants but excludes takeaways which now classify as sui generis.

Preference will be given to fitness, medical, office & retail users rather than restaurants or takeaways in view of potential issues with opening hours noise & ventilation affecting the flats above.

RATING

Rateable Values yet to be assessed.

LEASE TERMS

Ten year lease with five year rent review inside the Landlord & Tenant Act 1954.

LEGAL COSTS

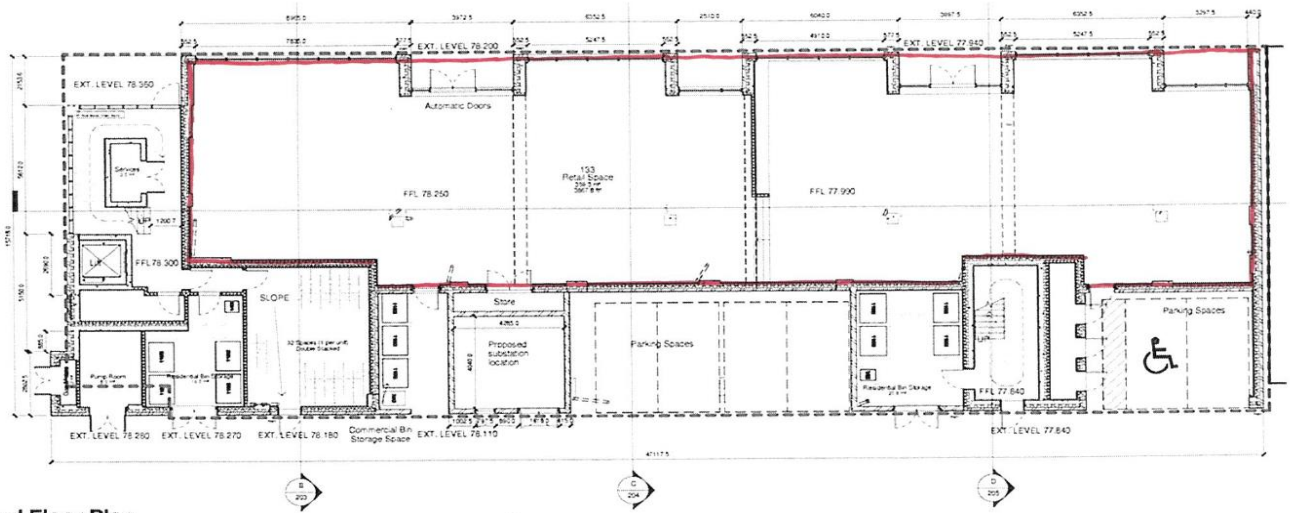
Each side to be responsible for its own legal costs in the transaction.

RENT

£49,500 per annum exclusive.

VIEWING

By prior appointment with our office. Tel: 01737 245886 (ref MS).



Ground Floor Plan
1 : 100



MS/JN/04/03/2024

Viewing by appointment only. Any mention of appliances or services in these particulars does not imply that they have been tested or are in good condition. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.