








First Floor, 3 - 9 Church Street,  
Reigate, Surrey, RH2 0AA

CLASS E / BAR /  
RESTAURANT / LEISURE  
PREMISES

**TO LET**

## PROPERTY SUMMARY

-  Class 'E' / Bar / Restaurant / Leisure premises to let
-  Excellent town centre location
-  Suitable for a variety of uses (subject to planning)
-  Total area 2,435 sq.ft (226.2 sq.m)
-  New lease available at £40,000 per annum exclusive

## LOCATION

The premises occupy an excellent and prominent location in the heart of Reigate, close to the junction with High Street and Bell Street. Church Street benefits from on-street parking (1 hour free) and there are a number of public car parks in the vicinity as well as Morrisons Supermarket (2 hours free). There is an attractive mix of well-known multiple occupiers and independent traders nearby.

## DESCRIPTION & ACCOMMODATION

Substantial first floor premises within this attractive period building with a self-contained entrance fronting Church Street. This versatile accommodation extends over 3 - 9 Church Street and comprises three distinct areas together with a commercial kitchen at the rear. The premises benefit from a fully glazed entrance door from Church Street together with extensive window frontage at first floor level which offers an excellent advertising opportunity. The premises also benefit from an outside smoking area / small yard. **There are 4 flats on the second floor above which are also potentially available to let.**

Address	Accommodation	Net internal Floor Area	
		Sq.ft	Sq.m
First Floor 3-9 Church Street	Main Area	2,131	198
	Kitchen	304	28.2
	Total	2,435	226.2

## TERMS

Upon client's instructions, the premises are being offered to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £40,000 per annum exclusive.

**Interested parties should note that the existing bar / nightclub business, fixtures & fittings and goodwill may also be available by way of separate negotiation. There are 4 flats on the second floor above which are also potentially available to let. Subject to contract**

**VAT** – We understand VAT is not applicable to the rent.

**RATES** - The combined 2026 Rateable Value for the premises is £27,750. The current UBR is 49.9 pence in the £. For further information in this regard please contact Reigate & Banstead Council

**EPC** – This property has an EPC rating of B (30)

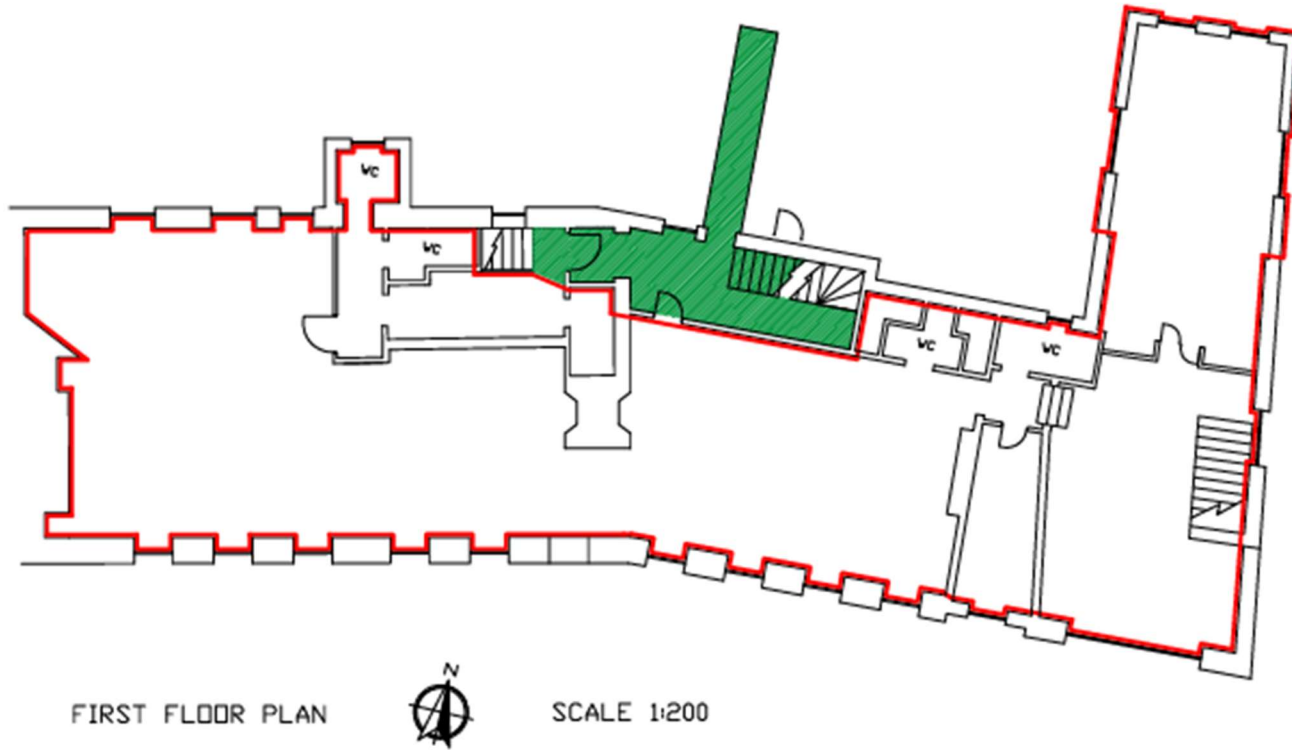
**LEGAL COSTS** - Each party is to bear their own legal cost

**Viewing is strictly via Rayners Commercial only:**

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*Not to Scale, for indicative purposes only*



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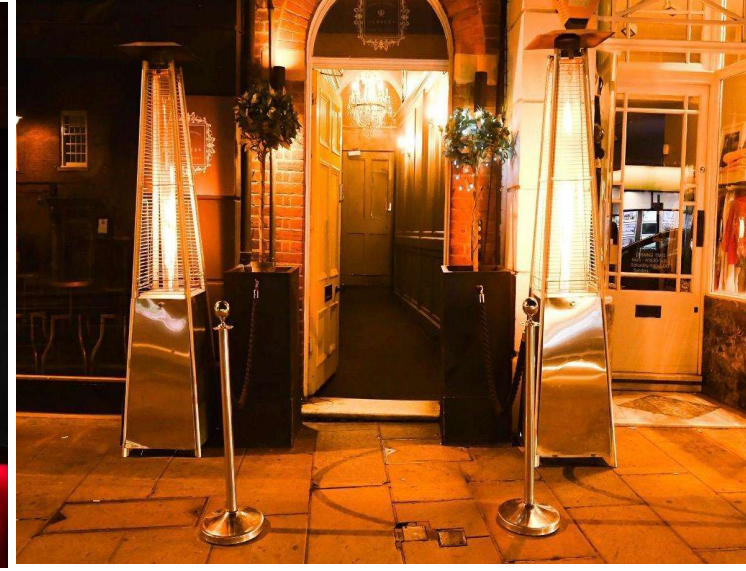
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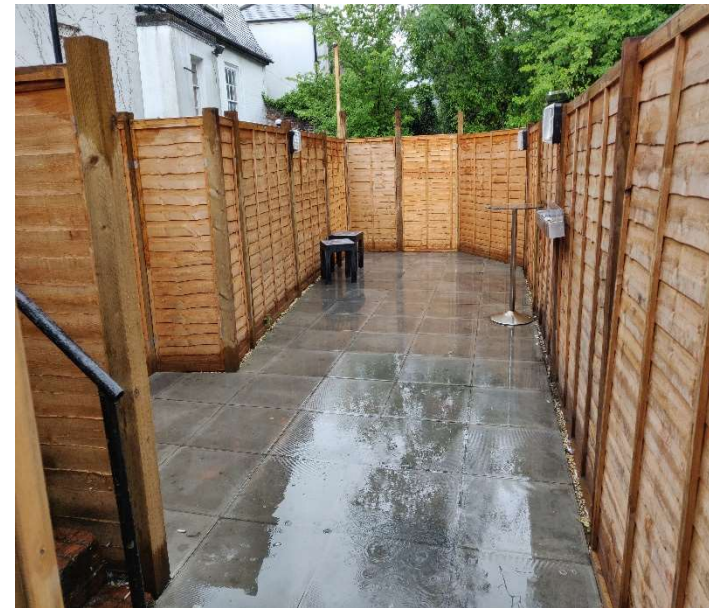
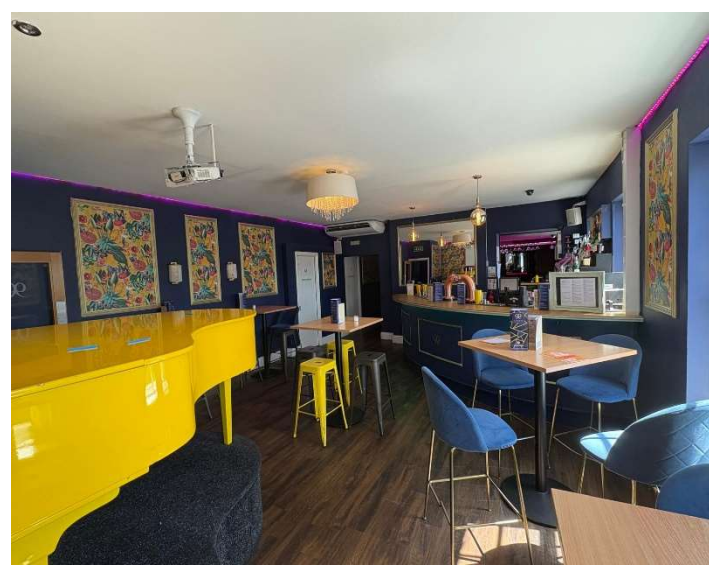
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