



HORLEY

27 HIGH STREET RH6 7BH



Shop To Let Adjacent to M&Co.

LOCATION

Horley is an affluent and well positioned town in Surrey within the borough of Reigate and Banstead. Crawley is approximately 6 miles south west and Reigate, approximately 6 miles north. The town benefits from its close proximity to Gatwick Airport, which is just two miles away, together with excellent road links to the M23 and in turn the M25. Commuters can easily reach the Capital in around 30 minutes by train via the Gatwick Airport regular Thameslink service.

The property occupies a busy location on the High Street with occupiers in the immediate vicinity including **M&Co**, **Lloyds Bank**, **Boots**, **Subway** and **Age UK** to name but a few. The town's main car parks at Consort Way and Victoria Way are also easily accessible. A street traders plan is attached.

ACCOMMODATION

The subject premises comprises a well configured ground floor lock up shop, with the following approximate areas and dimensions:-

Internal Width	6.85 m	22 ft 6 in
Shop Depth	9.67 m	31 ft 7 ins
NIA	64.66 sq m	696 sq ft
WC		

TERMS

Available by way of a new effectively fully repairing and insuring lease, for a term of years to be agreed, at a commencing rent of **£16,500 per annum exclusive**, subject to 5 yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within Band C.

RATES

Current Rateable Value	£13,500
Rate in the £ (2021/22)	49.9p

The property benefits from 50% small business rate relief. Prospective occupiers should make their own enquiries to verify this information.

LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

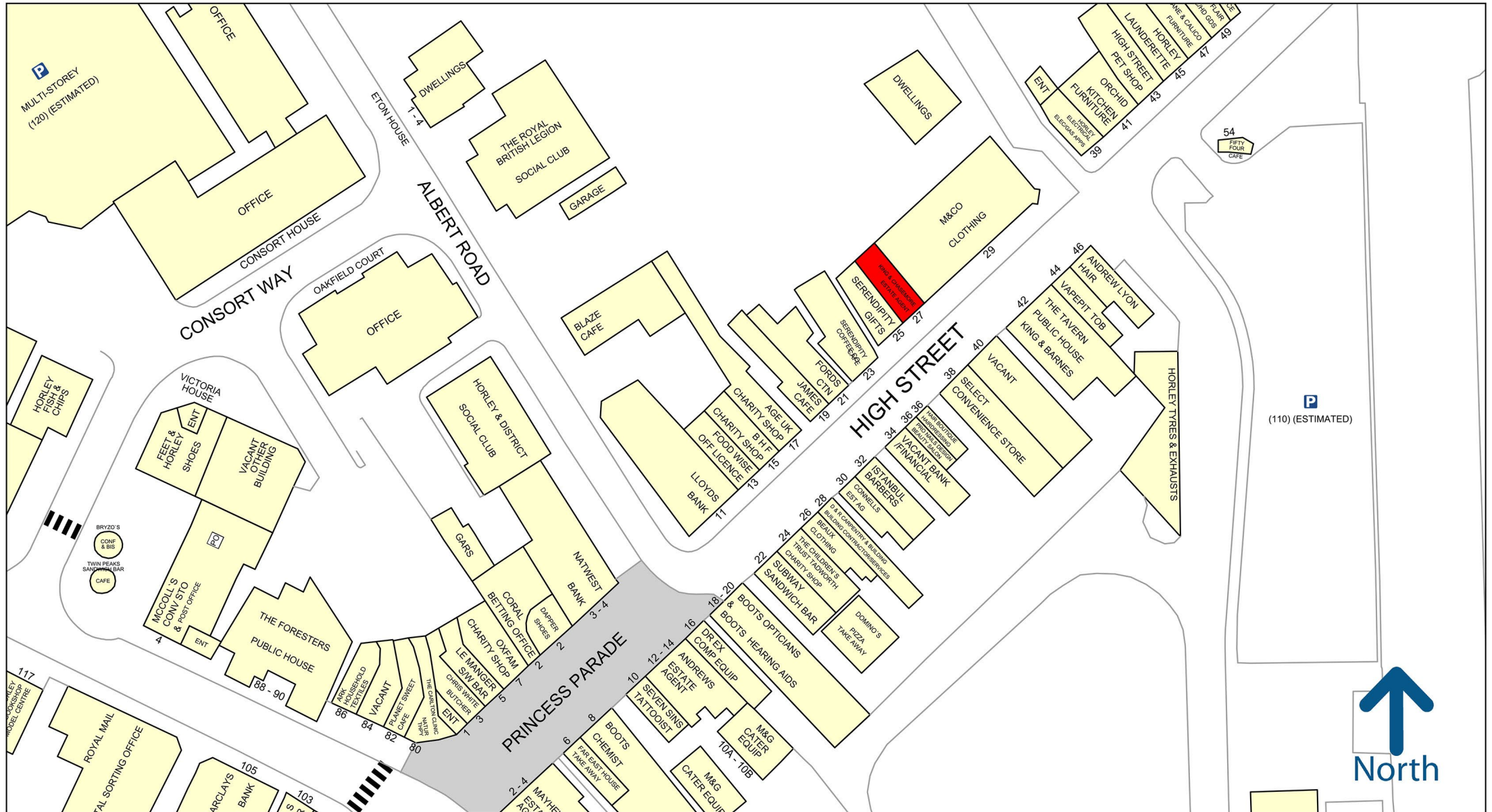
CONTACT

For further information or to arrange an inspection of the property please contact agents:-

Charlie Evans
01892 707570
07484 510906
cevans@cradick.co.uk

Alex Standen
01892 707577
07770 935263
astanden@cradick.co.uk

Subject to Contract and Vacant Possession.
Exclusive of VAT (if applicable).



Experian Goad Plan Created: 14/02/2019
Created By: Cradick Retail

50 metres

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011