

# 19 HIGH STREET, NUTFIELD RH1 4HH



**TO LET - VERSATILE RETAIL  
SHOWROOM/CAFÉ WITH PARKING**

**RENT - £50,000 PAX**



- On the instructions of new owners
- Fronting busy A25
- Attractive period building with numerous designed features
- Large on-site car park
- Available by way of new lease of part of the building

#### **Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

#### **Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

We are delighted to offer this unique destination premises comprising of a versatile ground floor space plus basement with ample on site parking.

**T 01737 229200**

## LOCATION

The property is situated fronting the A25 in the village of Nutfield, approx. 2 miles to the East of Redhill which offers numerous facilities and mainline train station. Also nearby are both the M25 and M23.

## DESCRIPTION

On the instructions of new owners, café/retail/showroom premises over ground floor and basement available to let. This character period building offers a wealth of scope for various different uses S.T.P.P. The site benefits from a generous car park and outdoor areas that include a charming courtyard behind the main commercial space. The car park is shared with the residential occupiers of the site and other commercial operators.

Approximate measurements are as follows:

|                     |            |                     |
|---------------------|------------|---------------------|
| Ground floor retail | 2577 sq ft | 239.4m <sup>2</sup> |
| Basement            | 293 sq ft  | 27.2m <sup>2</sup>  |
| Garage/stores       | 635 sq ft  | 59.0m <sup>2</sup>  |

Approx Internal Area 3505 sq ft (325.56m<sup>2</sup>)

## PLANNING

The premises has operated for many years first as a retail showroom and café with fitness suite and more latterly as an office under the current 'E' use class.

## RENT

£50,000 per annum exclusive

## VAT

We are advised the premises are not elected for VAT.

## LEASE TERMS

A new lease for a term by negotiation on a full - repairing and insuring basis is to be offered direct by the Landlord.

## LEGAL COSTS

Each party are to bear their own legal costs in the transaction.

## BUSINESS RATES

From internet enquiries only the current business rate assessment is as follows. This will however need to be reassessed to a lower RV for the part that we are instructed to let.

|                       |                              |
|-----------------------|------------------------------|
| Rateable Value        | £30,750                      |
| Uniform Business Rate | £0.555 (March 2025- present) |

Interested parties should verify this information and any transitional adjustments prior to entering into any contract

## EPC

The property has a rating of B (48).

## VIEWING

Strictly by appointment with the Landlord's Agents: Robinsons, telephone 01737 229200



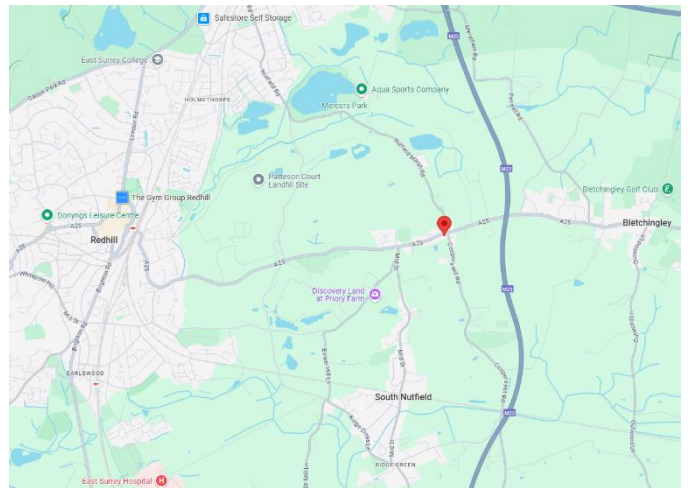
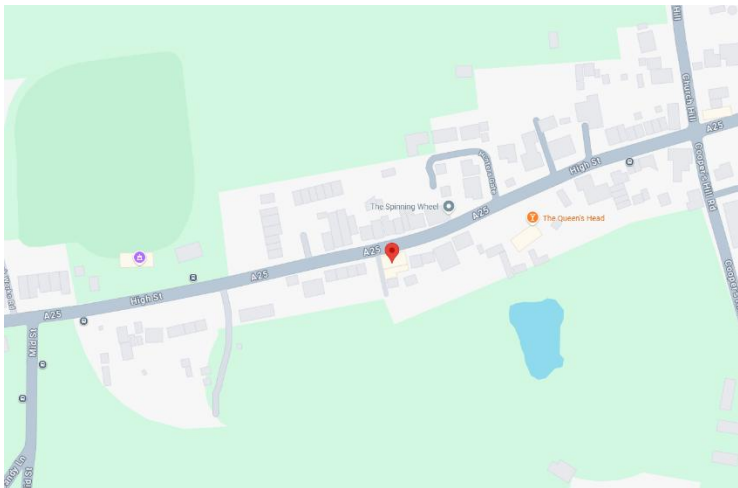
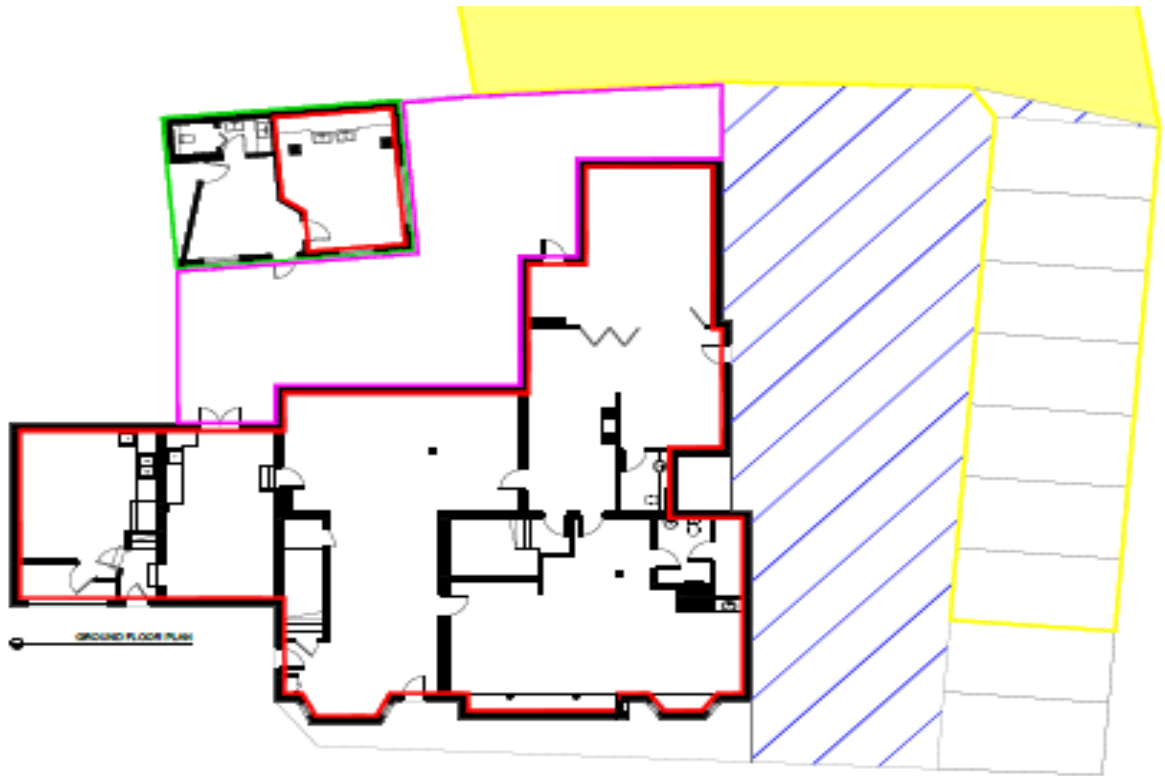
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