



STRICTLY CONFIDENTIAL SALE - STAFF UNAWARE

3-3a Prices Lane, Woodhatch,
Reigate, Surrey, RH2 8BB

A1 Retail Unit /
Hairdressers

Lease and Business
FOR SALE

PROPERTY SUMMARY

- **Mixed use premises in prominent position next to the A217**
- **Includes self-contained flat currently producing an income of £10,200 pa**
- **Assignment of existing lease or new lease available**
- **Ground floor net internal area 533 sq.ft (49.52 sq.m)**
- **Rent £18,000 per annum exclusive**
- **Confidentially available – Staff unaware**

LOCATION

Woodhatch is a vibrant and thriving local shopping centre located approximately 1 mile to the south of Reigate town centre. Reigate is a prosperous market town situated 18 miles to the south of Central London with Gatwick Airport 4 miles to the south and Junction 8 of the M25 London Orbital Motorway 2 miles to the north.

The property is situated on Prices Lane close to its junction with the busy A217 London to Gatwick road. Customer parking is available along the slip road immediately in front of the premises.

DESCRIPTION & ACCOMMODATION

The property comprises a mid-terrace retail unit on the ground floor together with a self-contained, two bedroom flat above. The shop provides a largely open plan area and currently trades as Great Lengths hairdressers. The flat is currently sub-let on an Assured Shorthold Tenancy at a rent of £850 per calendar month and has its own separate entrance onto Prices Lane. The flat also benefits from rear access and A garden.

The approximate net internal floor areas are as follows: -

Ground Floor	533 sq.ft	(49.52 sq.m)
First Floor	Self Contained 2 bedroom flat	

TERMS

The premises are available by way of an assignment of the existing 10 year lease which expires on 15 May 2023. A new lease is potentially available, if preferred. The current passing rent is **£18,000** per annum exclusive and there are no further rent reviews due under the lease.

PRICE

The lease, goodwill of the existing business, fixtures and fittings are available for **£35,000** plus stock at valuation. **Subject to contract**

Further details and accounts are available upon request.

Subject to contract.

VAT - We understand that VAT is **not** applicable to the rent.

RATES - The Valuation Office Agency describes the property as “Shop & Premises” and advises that the 2017 Rateable Value is £6,600. The UBR for 2019/20 is 49.1 pence in the £.

LEGAL COSTS - Each party is to pay their own costs

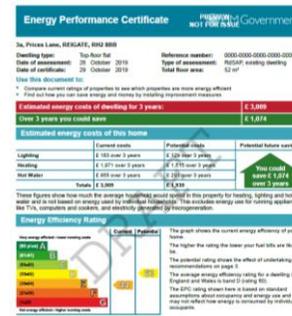
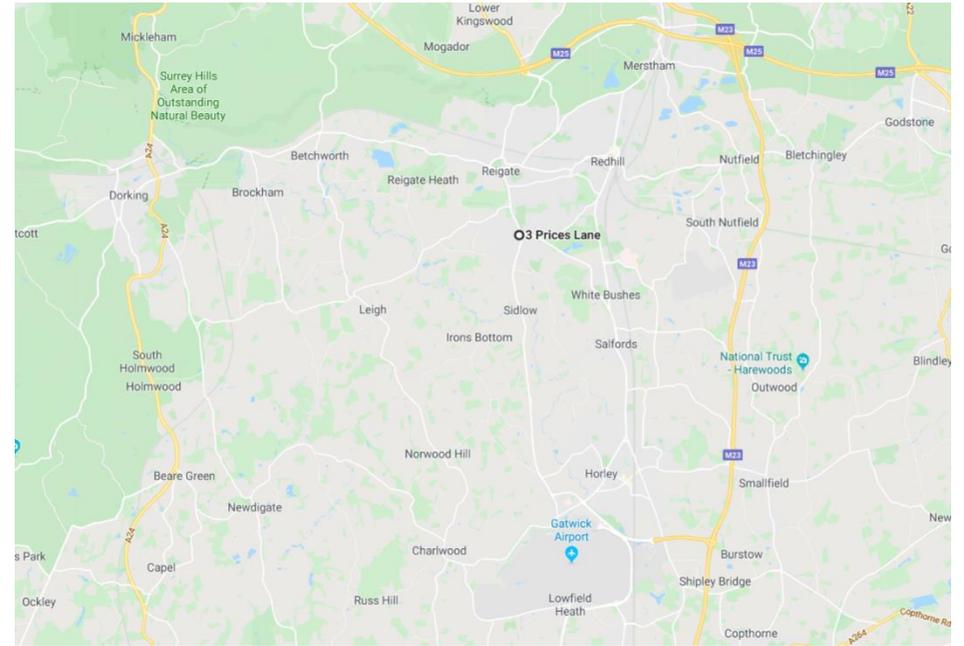
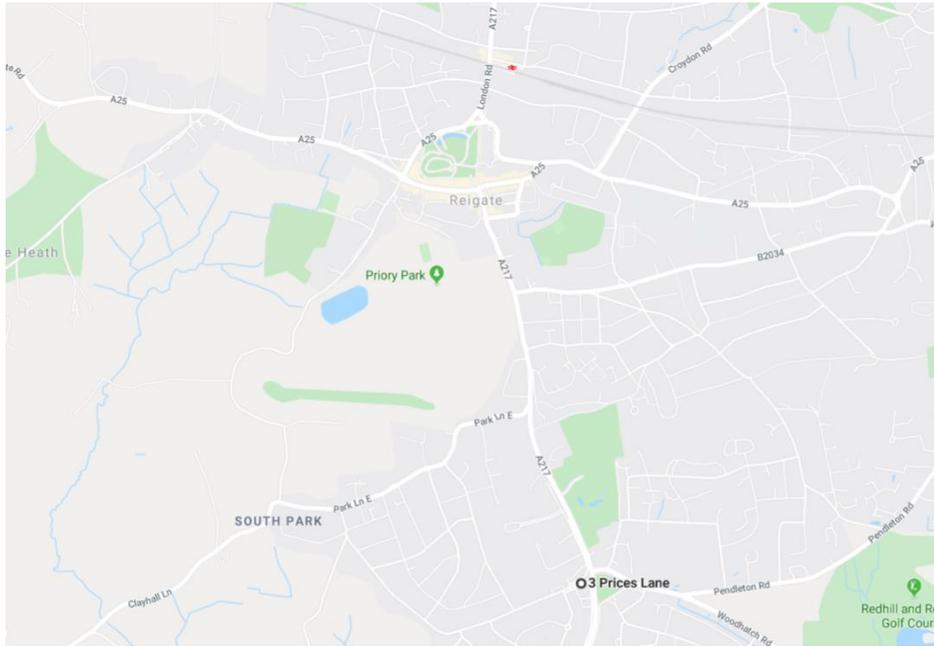
Strictly confidential sale. For viewings please contact:

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