

To Let: Public House



The Hatch, 44 Hatchlands Road, Redhill, Surrey, RH1 6AT

- Freehouse
- Large bar and seating areas
- Front and rear beer gardens
- NEW lease offered
- Ready for Occupation
- Great location between Redhill and Reigate

To Let: Rent on Application

Oxted 01883 719100
howardcundey.com

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LOCATION

The property is situated in a prominent position on the corner of Hatchlands Road and Reigate Road, being the main A25 linking Redhill and Reigate town centres. Redhill town centre is approximately 0.7 miles to the East and Reigate town centre is approximately 1 mile to the West, a walk of approximately 15 and 20 minutes respectively. Redhill enjoys the benefit of a main line train station, with access to both London Victoria and London Bridge stations within a journey time of approximately 45 minutes and Brighton a journey time of approximately 55 minutes, whilst Reigate is a small market town, with restaurants, boutique shops and Priory park which is central to many local events.

PREMISES

An end of terrace public house which first opened its doors back in 1860. The property has part stone and part brick elevations with several extensions to the rear, under a timber framed pitched roof with clay tile covering. There is a seating area in front of the main entrance and enclosed yard (beer garden) to the rear.

ACCOMMODATION

There is a seating area in front of the main entrance and enclosed yard (beer garden) to the rear.

The main trade area is over the ground floor, with a kitchen and store to the rear and both male and female toilets off the main bar area.

TERMS

A new lease is available, terms to be agreed. Subject to satisfactory references (for which fees apply, further details upon request), contract, rent/surety deposit and/or personal guarantee if required.

RENT

Rent on application.

VAT

Applicable to all rents and charges at the prevailing rate.

BUSINESS RATES

Assessed as 'Public House and Premises'. RV £13,500 payable at the current poundage. Point of reference www.voa.gov.uk. All enquiries to billing authority Reigate and Banstead Council 01737 276000.

The proposed Rateable Value for 2017/ 2018 is £12,000. Subject to application, the property may benefit from business rate relief and therefore no rates should be payable from April 2017.

LEGAL COSTS

Each Party to be responsible for their own legal costs.

VIEWING

Strictly by appointment with sole agents Howard Cundey.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

99

This is how energy efficient the building is.

The full EPC is available on request

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