

USE CLASS E RETAIL UNIT

**TO LET**

**01883 723888**  
GPCOMMERCIAL.CO.UK



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **29 Bell Street**  
Reigate, Surrey, RH2 7AD



**GROUND & FIRST FLOOR**  
**USE CLASS E PROPERTY**  
**TO LET**

Key Feature:

- \* Town centre location
- \* Close to all amenities
- \* Close to M25 (Junction 8)
- \* Total net internal area 2329 sq ft (216.44 Sq m)
- \* New Lease available
- \* 2 On-site car parking spaces

**Viewing by appointment**

G&P Property  
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Oxted  
Surrey. RH8 9EE

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## Location

The premises are situated in Bell Street close to the junction with the High Street. Reigate benefits from an excellent mix of multiple and independent retailers that include Marks & Spencer, Morrisons, Boots, Bills, Wagamama, Gails as well as a number of independent and local retailers.

## Description/Accommodation

The premises comprise ground and first floor Class E accommodation together with two car parking spaces at the rear.

The ground floor is open plan with a wc and kitchenette to the rear. At first floor level there is ancillary/staff accommodation that would suit a number of uses.

## Planning

The property benefits from Class E Use and would suit a number of different uses.

## Use

Use Class E

## Internal Area

Approximate net internal areas as follows:

Ground Floor	139.16 sq m	1479 sq ft
First Floor	77.28 sq m	831 sq ft
<b>Total</b>	<b>216.44 sq m</b>	<b>2329 sq ft</b>

## Terms

The premises are available to let on an new full repairing and insuring Lease for a term to be agreed at an initial rent of £55,000 per annum exclusive, plus VAT (if applicable). Subject to contract.

## Business Rates

According to the Government website the shop has a Rateable Value of £31,500. From 2026 the Rateable value will be £35,000. The UBR for 2025/26 is 49.9p in the £.

## Legal costs

Each Party to pay their own legal costs incurred in this transaction.

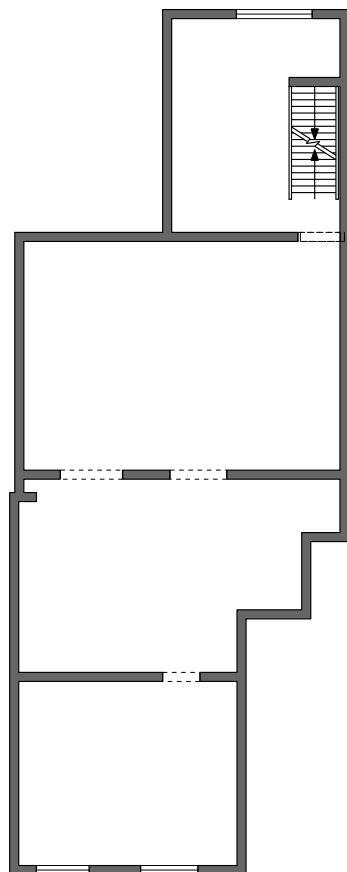
## Energy Performance Certificate

The Energy Performance Rating is B (46). Full information is available upon request.

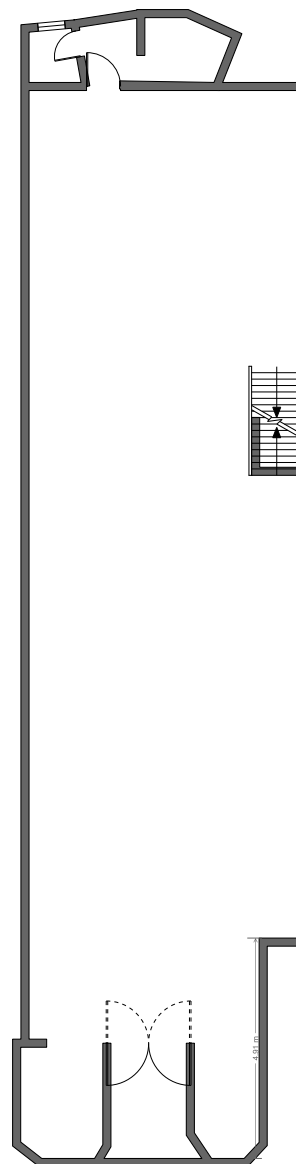
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First Floor



Ground Floor

Floor Plans: Not to scale

**Property Misdescriptions Act**

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1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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