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43 High Street, Horley, Surrey, RH6 7BN  
LOCK-UP RETAIL UNIT (E CLASS USE)

# LOCATION



The premises are situated just off the main shopping area of Horley town centre where there are a good mix of local, regional and national retailers including M & Co, Papa Johns, Savers, Orchard Kitchens etc.

Horley is a prosperous Surrey town located equi distant between Redhill to the north and Crawley to the south and is the nearest town centre to London Gatwick Airport which is within 2 miles and to which there is a direct rail link. The town is 1 mile east of the M23.

## Description

The premises comprise a compact ground floor lock-up retail unit (to be reconfigured with new kitchen and WC fittings) and considered suitable for a variety of uses within Class E, situated in Horley town centre, opposite the High Street 'Pay & Display' car park.

## Key Features

- Available on a new lease on flexible terms
- Long leasehold (virtual freehold) also available
- Considered suitable for a variety of uses
- New kitchen/WC

## Accommodation

The approximate net internal area (subject to re-measurement on completion of the refitting works) is 580 sq ft (53.9 m2).

On completion of the refurbishment works (January 2022) in addition to the sales area there will be a newly fitted kitchen and cloakroom (see plans attached).

Site Plan - [click here to download](#)

## Amenities

- New kitchen/WC fittings
- Full height glazed shop front
- New ceilings and flooring
- Low energy lighting

## Price

**£135,000 (One Hundred and Thirty Five Thousand Pounds)**

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Business Rates

To be assessed. Further information on application.

It is most likely that qualifying businesses will benefit from small business rate relief reducing the total bill payable to nil. For further information we recommend interested parties should verify these figures with Reigate & Banstead Borough Council to verify this information on 01737 276000 or [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk)

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

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

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







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