

PRIME SHOP TO LET RARE OPPORTUNITY TO SECURE ICONIC LOCAL LANDMARK

8/10 BELL STREET, REIGATE



7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Prime retailing location**
- **Potential to occupy whole or part**

ACCOMMODATION

The premises can be let as whole or split into two units providing the following approximate net internal areas:-

Whole

Ground Floor Sales: TBC
Basement Ancillary: TBC

Split

Unit 1

Ground Floor Sales: TBC

Unit 2

Ground Floor Sales: TBC
Basement Ancillary: TBC

RENT

The rent is to be paid per annum exclusive of rates, service charge and VAT (if applicable), payable quarterly in advance.

Whole - £150,000 pax

Unit 1 - TBC

Unit 2 - TBC

SERVICE CHARGE

TBC

SPECIFICATION

The unit is to be handed over in shell condition. Further detail available on request.



LOCATION

The property is a landmark building within Reigate, formerly occupied by Knights Department Store, and is one of the most iconic properties in the town.

The period building is situated in an excellent location on Bell Street just a few steps south of Market Square and in close proximity to retailers including Sweaty Betty, Laura Ashley, Fat Face, Toni and Guy as well as a number of restaurants including Bills, Cote and Café Rouge.

The property also benefits from its proximity to the two largest car parks in Reigate to the rear and via Bell Street.

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RATES

To be reassessed following works. Interested parties should make enquiries via Reigate and Banstead

INSPECTIONS

Viewing is strictly by appointment with:

Vincent Morris

020 7182 7485

Vincent@fawcettmead.co.uk

Or via our joint agent Robinsons with Martin-Brown:

Steven Lane

01737 229201

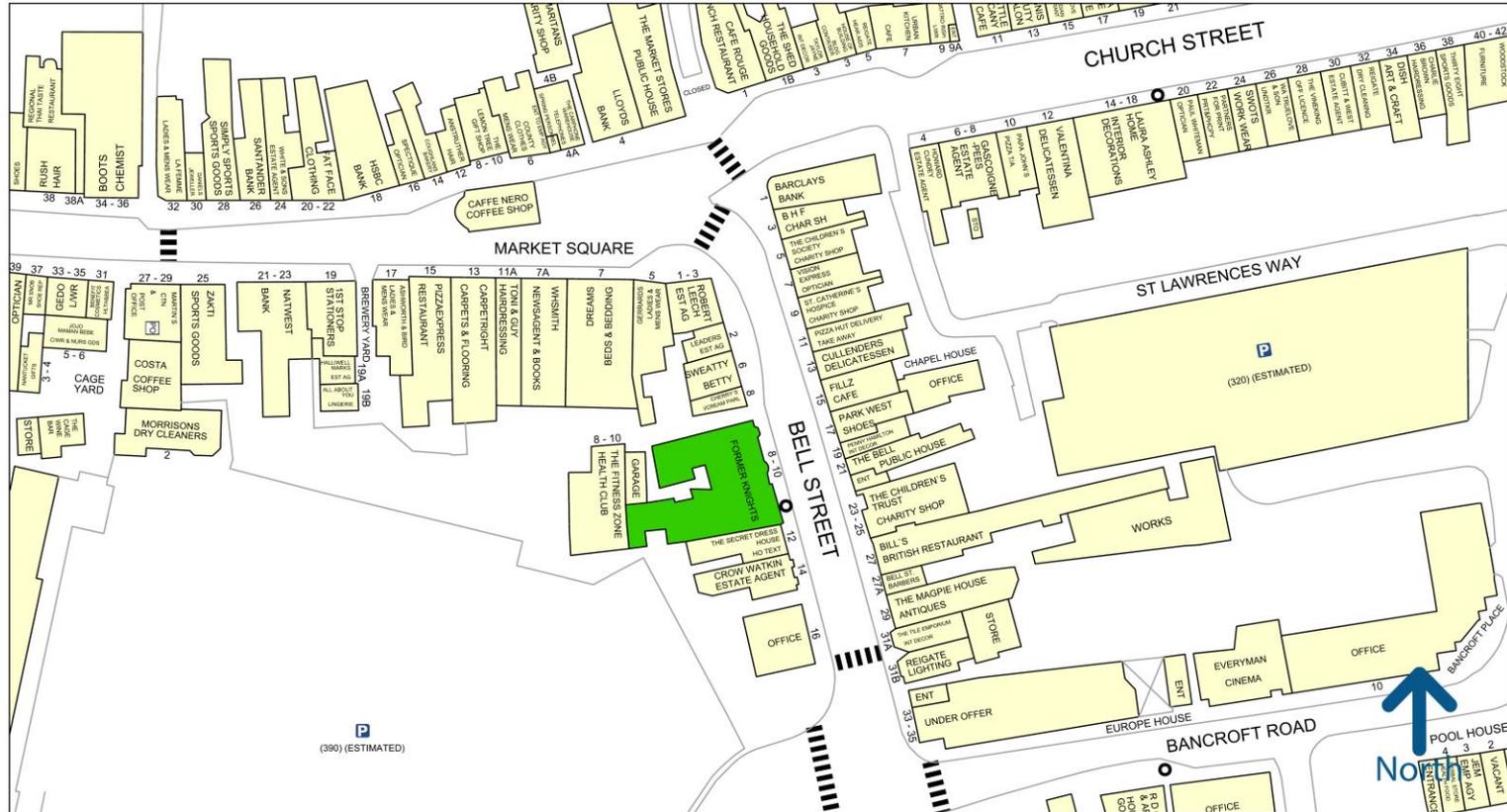
sjl@robinsonsmb.com



Reigate



Retail property expertise



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