

# SHOP WITH UPPER PARTS

93.13 sq m (1002 sq ft)

**TO LET  
ON COMPETITIVE TERMS  
\* INCENTIVES AVAILABLE \***

10 High Street, Horley,  
Surrey, RH6 7AY



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## Description

- ✦ Well proportioned retail space with useful ancillary offices or stores on the first floor.
- ✦ Air handling system for heating and cooling.
- ✦ Night storage heating.
- ✦ 3-phase electricity.
- ✦ Kitchen and WCs on first floor.
- ✦ Potential to sub-let first floor offices.
- ✦ A3/A5 use available subject to planning.

## Location

- ✦ In a prominent position close to the busy High Street/Victoria Road junction.
- ✦ 5 minute walk from Horley Railway station.
- ✦ Horley is about 2 miles north of Gatwick Airport and approximately 5 miles from Crawley, Reigate and Redhill.

## Rates

Rateable value: £12,500  
Rates payable: £ 6,012.50 (2009/2010)  
Subject to small business rates relief.  
By verbal enquiry to Reigate and Banstead Borough Council.

## Viewing

Strictly by appointment with the sole agents:  
**Owen Shipp Chartered Surveyors**  
01483 450115.

## Accommodation

The net internal area is approximately as follows:

| <b>Ground Floor</b> |                   |                   |
|---------------------|-------------------|-------------------|
| Retail area         | 53.48 sq m        | 576 sq ft         |
| <b>First Floor</b>  |                   |                   |
| Office 1/store      | 19.12 sq m        | 206 sq ft         |
| Office 2/store      | 13.79 sq m        | 148 sq ft         |
| Kitchen             | 6.74 sq m         | 72 sq ft          |
| <b>Total area</b>   | <b>93.13 sq m</b> | <b>1002 sq ft</b> |

## Lease

The Property will be offered on a new full repairing and insuring lease for a term to be agreed at a rent of £14,500.

## Legal Costs

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

## Energy Performance Certificate (EPC)

An EPC has been commissioned.



*These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.*