



SMART4  
REAL ESTATE CONSULTANCY  
♦ ♦ ♦ ♦

**The Belfry Shopping Centre**  
**Redhill**  
**Surrey**  
**RHI 1ST**



## RETAIL PREMISES AVAILABLE

### Location

Redhill is a popular and affluent commuter town in Surrey. It is located approximately 20 miles south of London and 8.5 miles North of Gatwick Airport. Neighbouring towns include Reigate, Dorking, Horley and Leatherhead.

Retailers include M&S, Waterstones, Boots, Wilko, New Look, Topshop and Clarkes.

### Accommodation

The premises comprise a retail unit designed over ground floor level incorporating the following approximate gross internal area:-

Ground Floor GIA: 286 sq m (3,085 sq ft)

### Tenure

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease for a term of 15 years commencing 3<sup>rd</sup> November 2005. The passing rental is £72,500 per annum exclusive.

### Rates

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £58,500 UBR (2018/2019): 47.9p Rates Payable: £29,075

Service charge: £27,938pa

### Viewing

Please contact the SMART 4 office for further information or to arrange an inspection.



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For further details

020 7569 9900

EPC available on request

Subject to Contract and Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

The Belfry Shopping Centre, Redhill, RH1 1ST

