

MAKING
PROPERTY
WORK

SHW

SHW.CO.UK



TO LET

**RETAIL – 1,814 SQ FT (168.48 SQ M)
29 HIGH STREET, BANSTEAD SM7 2NH**

DESCRIPTION

The property comprises a ground floor Class E unit, suitable for a variety of uses. There is a large sales area, ‘back of house’ staff area comprising office, storage, kitchenette and WC, as well as an internally accessed garage / store.

The property also benefits from two parking spaces to the rear as well as rear loading, with the accessway immediately adjacent to the property.

LOCATION

The property benefits from a strong High Street location with nearby national and independent retailers ensuring high footfall.

Banstead High Street is a thriving retail and commercial centre in an affluent residential area.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
SALES AREA	807	118.95
BACK OF HOUSE / STORE	533	49.53
TOTAL	1,814	168.48

AMENITIES / OPPORTUNITY

- Class E unit – suitable for a range of uses
- Arranged over ground floor
- Benefits from rear parking and loading
- Located in Banstead High Street
- Nearby occupiers comprise a range of national and independent retailers

RENT

£65,000 Per Annum.

RATES

The current Rateable Value of the property is £46,750.

VAT

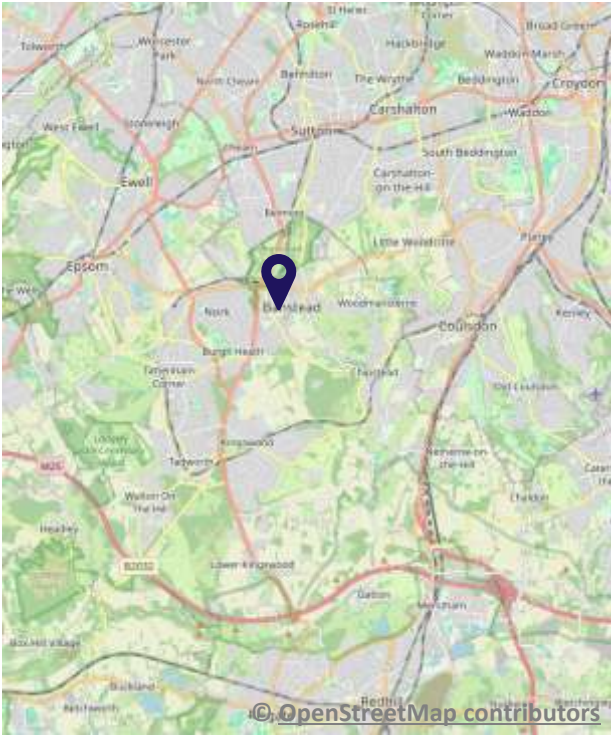
VAT is chargeable on the quoting terms and other payments.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating B.



VIEWINGS – 020 8662 2700

Matt Morris

t: 07894 692426

e: mmorris@shw.co.uk

Richard Pyne

t: 07901 821843

e: rpyne@shw.co.uk



SHW Property

SHW Property

MAKING
PROPERTY
WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fan/ventilation systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316