



GROUND FLOOR TO LET

HS HUGGINS STUART
EDWARDS

24 HIGH STREET, HORLEY, SURREY, RH6 7BB
£20,000 PER ANNUM EXCLUSIVE

24 High Street, Horley, Surrey, RH6 7BB

TO LET

Approx 881 sqft (81.85 sqm)

DESCRIPTION

Well-presented commercial unit with a distinctive, traditional retail frontage. The property is suitable for a variety of uses within Class E (Commercial business and service) and benefits from a kitchenette, W.C, rear access, and a suspended ceiling with integrated fan heaters.

Retail area	831 sqft	77.20 sqm
Kitchen	50 sqft	4.65 sqm
WC		
TOTAL	881 sqft	81.85 sqm

RENT

£20,000 per annum exclusive.

LEASE

New lease available, terms to be agreed.

LOCATION

Horley is an affluent and well positioned Town within the borough of Reigate and Banstead. Its close proximity to Gatwick Airport provides excellent road links to the M23 and in turn the M25. Horley is approximately 30 miles South of London with a direct train from Horley Station to Clapham Junction. The property occupies a busy location on the High Street with occupiers in the immediate vicinity including M&Co, Savers, Boots and Subway.

There is on street parking for up to 30 minutes immediately in front of the property. The Town's main car parks at Consort Way and Victoria Way are easily accessible.

RATES

Rateable value: £13,250 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 49.9p in the £ (2020/21).

To check if you are eligible for small business rates relief please make your own enquiries to Reigate and Banstead Council.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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FOLIO NUMBER

30048(CL)

DATE

February 2021

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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