

Retail/Leisure Unit

12 Church Street, Reigate, RH2 0AN

Ground floor sales: 125.88m² (1,346ft²)

Lower ground floor: 183m² (1,970ft²)



To Let



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Location

The premises occupy a prominent position in the heart of Reigate, close to the junction of High Street and Bell Street. The surrounding area offers an attractive mix of national retailers and independent businesses, with nearby on-street and public parking available. The property benefits from strong footfall and is well positioned within one of Surrey's most affluent and sought-after market towns.

Reigate benefits from excellent connectivity, with Junction 8 of the M25 within two miles and Reigate railway station just a short walk away, providing regular services to Central London, Gatwick Airport, Croydon, Guildford and Reading.

The High Street features a wide range of national and local brands, restaurants, cafés and pubs, including M&S, Boots, Oliver Bonas, Waterstones, Bill's, Côte, Gail's and Pret A Manger.

Accommodation

The property comprises a two-storey premises with a retail/restaurant space on the ground floor, together with storage, ancillary accommodation and a kitchen at lower ground floor level. The property also benefits from a terrace at the rear.

	SQ FT	SQ M
Ground Floor	1,470	136.54
Lower Ground Floor	987	91.69
Outdoor Seating Area	694	64.5
Total	3,151	292.73

Rent

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

Price on application.

VAT

VAT is applicable at the prevailing rate.

Rates

The premises is assessed as follows:

Rateable Value: £44,750

UBR (2026/2027): 0.382

Rates Payable: £17,095

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

The property is currently rated within band D (82).



[Click here](#) for
Google map link

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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