

MAKING  
PROPERTY  
WORK

**SHW**

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GROUND FLOOR  
BUSINESS UNIT  
564 SQ FT  
**TO LET**  
SHW  
020 8662 2700



**TO LET**

**RETAIL UNIT WITH USE AS LAUNDERETTE – 564 SQ FT  
SUITABLE FOR ALTERNATIVE USES (STPP)**

**50 NUTFIELD ROAD, REDHILL RH1 3EP**

**LOCATION**

The site is located on the west side of Nutfield Road, approximately 2.3 kilometres north-east of Redhill town centre.

Merstham railway station is approximately 0.5 miles to the north, providing direct services to London Bridge (28 minutes), London Victoria (35 minutes), and London St Pancras (43 minutes).

The M25 motorway (Junction 8) is located approximately 4 miles east of the property.

**DESCRIPTION**

The property comprises a ground floor unit with use as a launderette. Externally, there is a forecourt area to the front and a garden area to the rear.

The property would suit continued use as a launderette or may be suitable for alternative Class E uses, such as office, retail, or medical, subject to planning.

The property is to be offered shell and core, ready for an incoming tenant to fit out prior to taking occupation.

**ACCOMMODATION (NIA)**

	SQ FT	SQ M
Ground floor retail unit	564	52.39

**FEATURES**

- Launderette use
- 564 sq ft of ground floor space
- Offered shell and core
- Rear garden area

**RENT**

£15,000 per annum exclusive.

Flexible terms are available.

**RATES**

To be reassessed.

Occupiers may benefit from Small Business Rates Relief, but parties should make their own enquiries.

**LEASE**

A new full repairing and insuring lease is available on terms to be agreed.

**VAT**

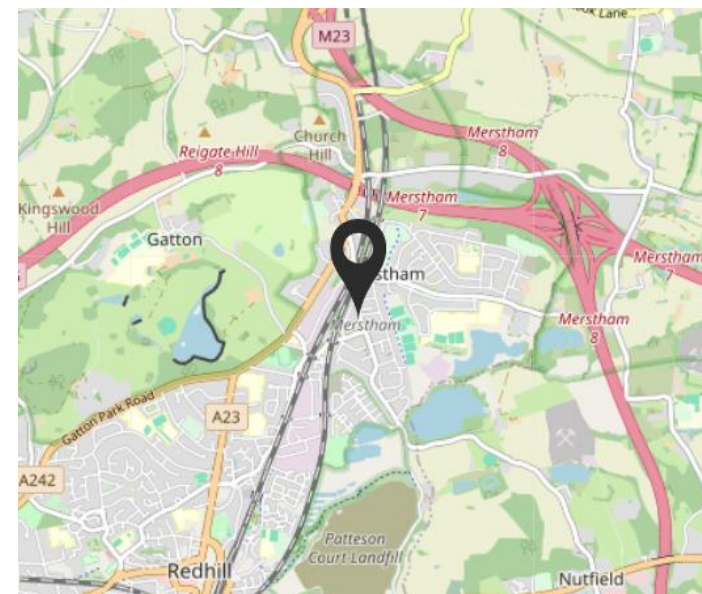
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C.



**VIEWINGS**

Alex Thomson

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Mark Skelton

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e: athomson@shw.co.uk

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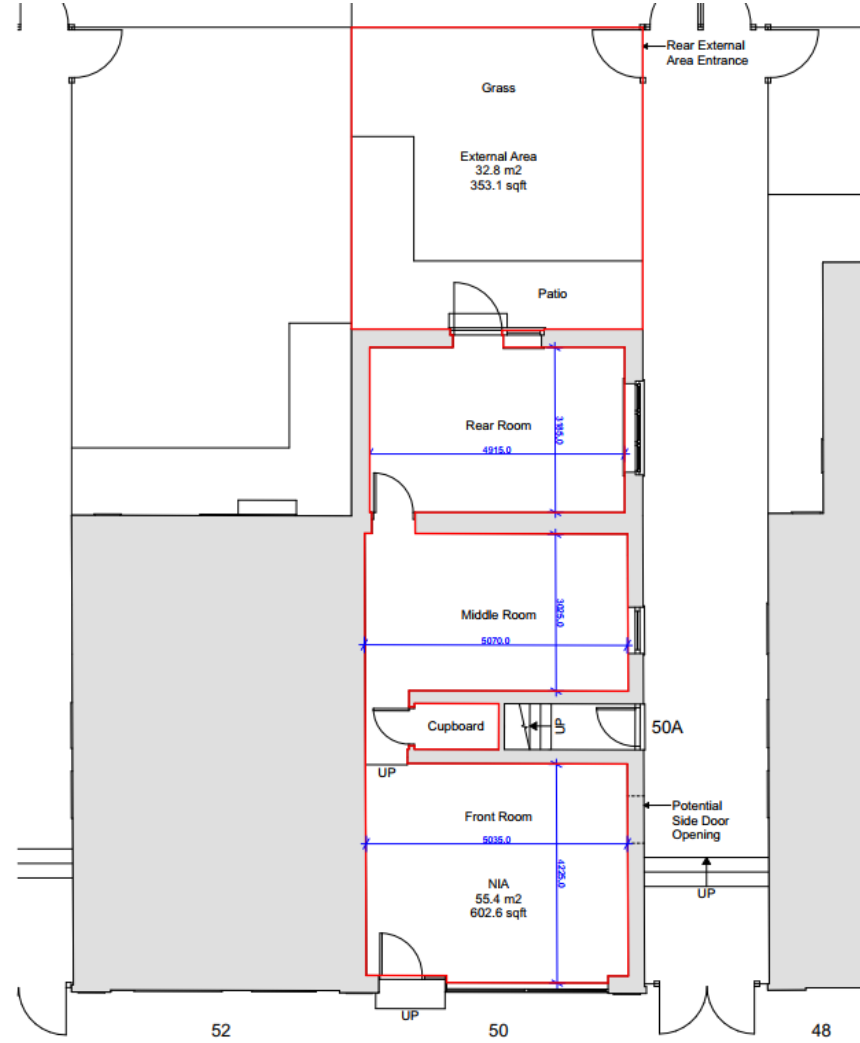


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