

# BOURNE HOUSE, LESBOURNE ROAD, REIGATE RH2 7JS



**LANDMARK HISTORIC BUILDING  
REFURBISHED AND AVAILABLE TO LET**

**£ 55,000 pax for  
the ground floor**



#### **Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

#### **Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

- Superb restored historic building
- Scope for many uses under the E Use Class
- High spec with staff shower, under floor heating etc
- Parking for 5 vehicles
- 2500 sq ft level ground floor open plan accommodation with roller shutter to far end
- Stunning open plan ground floor
- Available also with open plan first floor space of 1971 sq ft together with ground floor or separately

**T 01737 229200**

## LOCATION

The premises are situated on a prominent corner of the junction of Howard Road and Lesbourne Road just to the south of Reigate Town Centre in a busy and popular neighbourhood directly on a thoroughfare with significant passing foot and vehicle traffic

Lesbourne Road forms a busy and important through route connection (B2034) between Reigate and Redhill towns.

The main town centre is within 10 mins walk. Junction 8 of the M25 is approximately 2 miles at Reigate Hill and Gatwick Airport approximately 8 miles to the south.

## DESCRIPTION

Bourne House is a historic, landmark building offering impressive open space with vast ceiling height, all finished to a high standard. The premises has the benefit of an outdoor patio area fronting Howard Road directly accessed from the main hall. Parking for 5 cars is available on site with potential for further parking close by.

Open plan ground floor space is particularly bright with large newly fitted windows to each side of the space. DDA compliant access from Lesbourne Road with WC facilities and staff shower facility too.

Approx. dimensions as follows: -

Ceiling height	13'1" (4.0m)
Main hall	20.5m x 9.21m
Side hall	9.8m x 5.1m

**Ground floor : Net Internal Area Approx.  
2,500 sq ft (232.3m<sup>2</sup>)**

## RENT

£ 20 psf per annum exclusive equating to £55,000 for the ground floor inclusive of building fund charge.

## LEASE TERMS

The premises is offered by way of a new lease for a term and rent review pattern to be agreed. The landlord has historically levied a 10% Building Fund surcharge in lieu of FR&I responsibilities where this fund covers the roof, main structure, drains, gutters and rainwater pipes, common spaces, car park, external decorations other than shopfront and communal fire alarm system

The Tenant remains responsible for internal repairs, the shopfront, services, windows and doors.

## BUSINESS RATES

We await the result of the building being re-assessed.

## VAT

We have been advised that the premises are not elected for VAT. Interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## LEGAL COSTS

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

## EPC

The ground floor has an EPC rating of C (56).

## VIEWING

Strictly by prior appointment only through sole agents:

**ROBINSONS**  
**01737 229200**

[www.robinsonsmb.com](http://www.robinsonsmb.com)



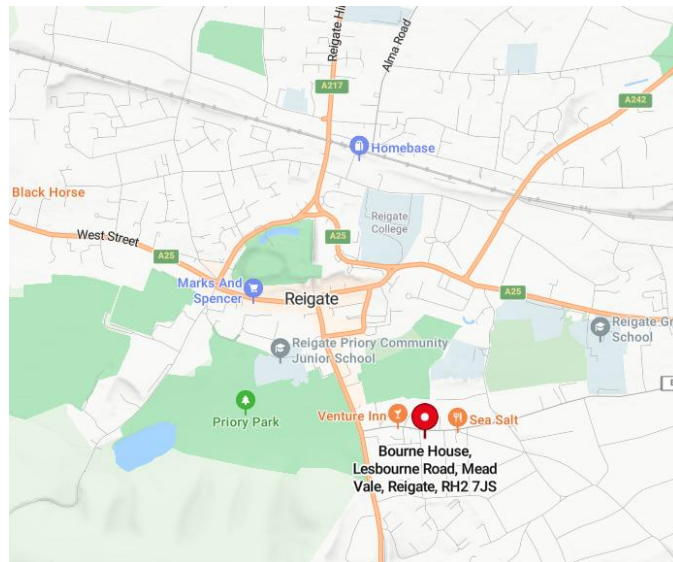
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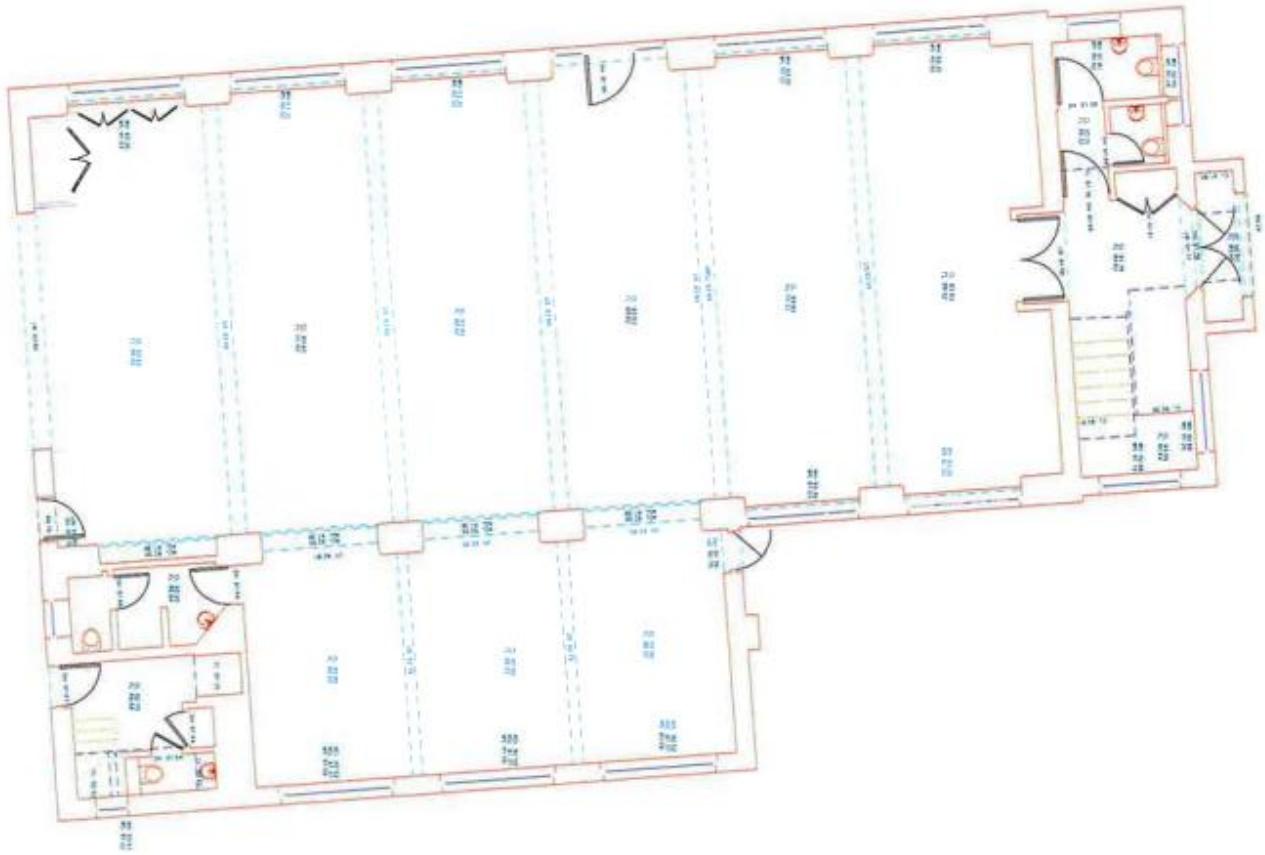
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