# jll.co.uk/retail



# **3 Warwick Quadrant, London Road, Redhill, Surrey, RH1 1NN** Prominent Retail Unit - To Let

### Summary

- Adjacent to new Sainsbury's development
- Prominent Retail Frontage
- High Footfall Location

#### Location

The premises are situated in a prime location on pedestriansed Warwick Quadrant adjacent to Shoe Zone. Other retailers in close proximity include Poundland, Savers, Carphone Warehouse, Santander and the newly completed Sainsbury's.

#### Accommodation

The premises provide the following approximate dimensions and net internal floor areas:-

Internal Width	7.62 m	25 ft 0 ins
Ground Floor	296.92 sq m	3,196 sq ft

# Tenure

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

# Legal Costs

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

#### Rent

£55,000 per annum exclusive of of rates, service charges and VAT (if applicable) exclusive of rates, service charge and VAT (if applicable).

#### Rates

Rates Payable (2017/2018): £22,752.50 per annum (based upon Rateable Value: £43,500 and UBR: 47.9p)

Interested parties should verify these figures with the local authorities.

# EPC

This property has been graded as 73 C.



#### **Viewing & Further Information**

Viewing is strictly by appointment with:

**Alex Cousins** t: +44 (0)203 147 1375 e: alex.cousins@eu.jll.com

#### Richard Yendle

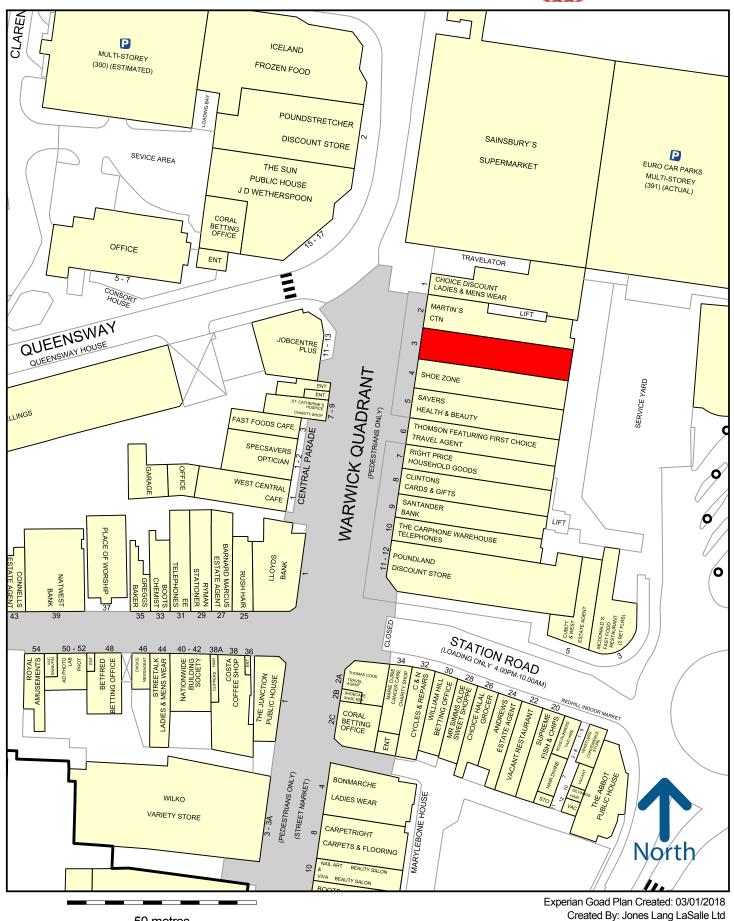
t: +44 (0)207 087 5218 e: Richard.yendle@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract, b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. © 2018 Jones Lang LaSalle IP, Inc. Created: 19/02/18 - 3-warwick-quadrant\_190218\_6913.pdf Subject to contract



Redhill





50 metres

Map data

Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011