

## 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 pedestrianised 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

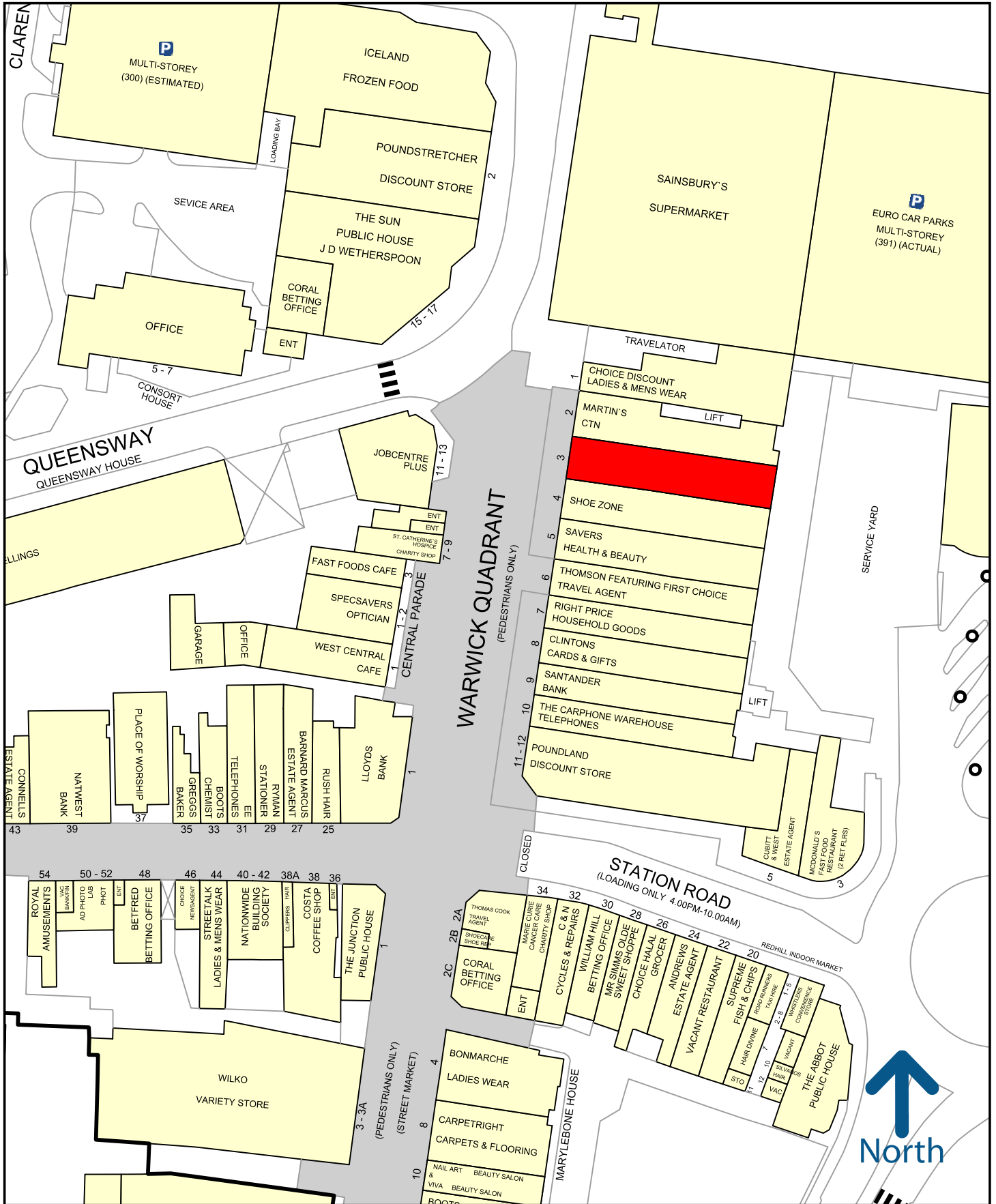
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Experian Goad Plan Created: 03/01/2018  
 Created By: Jones Lang LaSalle Ltd

