

GUIDE PRICE  
**£700,000**

BIDDING DEPOSIT  
**£9,000**

DIGITAL AUCTION DATE  
**25th March 2021**

BY ORDER OF  
**Major UK Bank**



## 21 High Street, Reigate, Surrey RH2 9AD

Freehold vacant former banking hall, basement, first and second floor totalling about 365.44 sq m (3,934 sq ft) – part of the first and all of second floors have been sold off (refer to legal pack)

**Bid1.**

## Location

Reigate is a town in Surrey, approximately 19 miles south of central London. It is in the London commuter belt and one of four towns in the borough of Reigate and Banstead. It is sited at the foot of the North Downs and extends over part of the Greensand Ridge. Reigate has a medieval castle and has been a market town since the medieval period, when it also became a parliamentary borough.

The property is centrally located on the south side of the High Street with a Morrisons Supermarket located at the back of the demise and has c.390 car spaces. There are numerous national multiple occupiers that include Boots, WH Smith and M&S.

## Description

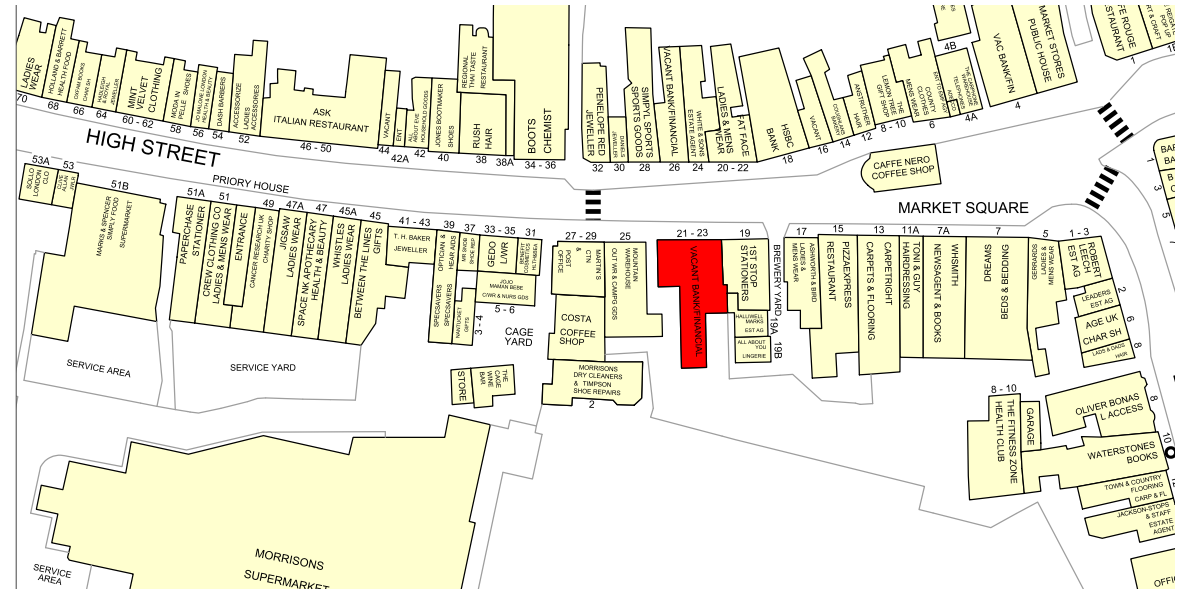
The property includes a basement, ground, first and second floors (though part of the first and all of the second floor have been sold off on two long leasehold residential leases) - the upper parts are accessed via a shared front lobby. The semi-detached property is of traditional construction with a small rear yard, which may allow further small extension to the premises, subject to any consents. The property would suit a variety of different uses, including the conversion in part, to residential, subject to obtaining any necessary consents.

## Planning

Reigate and Banstead Borough Council (01737 276000) [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk). The property currently has planning use for Class E, however may be suitable for alternative uses, including possible residential in part, subject to obtaining any necessary consents.

## VAT

Please refer to the legal pack



## EPC

The Energy Performance Asset Rating is E. Please refer to the legal pack

## Tenure

Freehold

| Floor   | Accommodation  | Tenancy                 | Rent PA        |
|---|--|-------------------------|----------------|
| Ground - Former Banking Hall<br>Basement - ancillary/storage<br>First - ancillary offices | 195.19 sq m (2,101 sq ft)<br>107.20 sq m (1,154 sq ft)<br>63.05 sq m (679 sq ft) | Vacant                  | NA             |
| First/Second floors   | Two flats  | Refer to the legal pack | £100/flat      |
| <b>TOTAL</b>  | <b>365.44 sq m (3,934 sq ft)</b>   |                         | <b>£200 pa</b> |

Please note that any plans or photographs used are to help locate the property and may not show the exact legal boundaries. Prospective purchasers are advised to refer to the title plan in the legal pack. The areas have been provided by the vendor.

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## Contact BidXl

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