



Tenure
Freehold.

Location
Reigate is a prosperous Surrey town with a resident population of over 49,000 situated immediately adjacent to Redhill, some 10 miles north of Crawley. The town benefits from good road communications with Junction 8 of the M25 being located approximately 2 miles to the north and Gatwick Airport, accessed via Junction 9A of the M23, located 6 miles to the south. The property is situated on the High Street which is Reigate's main retail thoroughfare. The property is located opposite Boots and Rush Hairdressers. Occupiers close by include Clinton Cards, Santander, Ask, Country Casuals, Starbucks and Marks & Spencer (Food).

Description
The property is arranged on basement, ground and one upper floor to provide a shop with ancillary accommodation above. The basement, presently used for storage, has restricted height and is accessed via a self-contained entrance from the rear. The property benefits from one car park space to the rear.

The property provides the following accommodation and dimensions:		
Gross Frontage	4.85 m	(15' 11")
Net Frontage	3.95 m	(12' 11")
Shop Depth	17.20 m	(56' 5")
Built Depth	17.60 m	(57' 9")
First Floor	56 sq m	(603 sq ft)
Basement (Restricted height)	60 sq m	(646 sq ft)

Tenancy
The entire property is at present let to SPECSAVERS OPTICAL SUPERSTORES LTD for a term of 15 years from 15th February 2008 at a current rent of £30,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information
No. of Branches: 600.
Website Address: www.specsavers.co.uk
For the year ended 28th February 2010, Specsavers Optical Superstores Ltd reported a turnover of £389.909m, a pre-tax profit of £21.768m, shareholders' funds of £74.186m and a net worth of £66.797m. (Source: riskdisk.com 20.07.2011.)

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 90 Reigate**.

Reigate

39 High Street Surrey RH2 9AE

- **Attractive Freehold Shop Investment**
 - Established town centre location
 - Let to Specsavers Optical Superstores Ltd
 - Lease expires 2023
 - Rent Review 2013
 - No VAT applicable
 - Current Rent Reserved
- £30,000 pa**

On the Instructions of the Executors

SIX WEEK COMPLETION AVAILABLE



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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