Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey, SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk

High Street
Banstead, SM7 2NH

Located on the North side of Banstead, this prime office space on High Street offers an exceptional opportunity for businesses seeking a prominent location. This property benefits from high foot traffic and excellent visibility, making it an ideal spot for attracting customers.

The office is presented in good decorative order, ensuring a welcoming environment for both staff and clients. It features a generously sized front office that allows for flexible workspace arrangements, complemented by a rear office that can serve as a private meeting room or additional workspace. The kitchenette provides convenience for staff, while the WC adds to the practicality of the layout.

£24,000 Per Annum
Office 561.00 sq ft



THE PROPERTY

MAIN SHOP AREA

9.65m x 3.25m (31'8 x 10'8)

The main shop area benefits from a side return window as well as large prominent window facing onto the High Street. This area measures 31'8 x 10'8 and has a large open floor area on two levels. Towards the rear there is a well built in office storage comprising of display shelving, storage cupboards and filing cabinets. This area leads through to:

KITCHEN

2.57m x 1.85m (8'5 x 6'1)

Further window to the side. Various wall and base units and sink. This area also leads to the:

WC

WC, wash hand basin and a cupboard housing the gas central heating boiler.

REAR PRIVATE OFFICE

4.04m x 3.25m (13'3 x 10'8)

Double aspect room with window to the side and rear. Connecting door to the rear.

CLASS USAGE

The "Class E" Designation. Under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the previous "B1(a) Office" classification was merged into the broader Class

COSTS

Each party to be responsible for their own legal cost.

TERMS

The property is offered at the rent of £24,000, a six year term, a FRI tenancy, occupation as soon as possible, referees required,

DEPOSIT

Three months or one quarters rent

RATEABLE VALUE

£14,500 from the 1st April 2026, previously £12,500 per annum













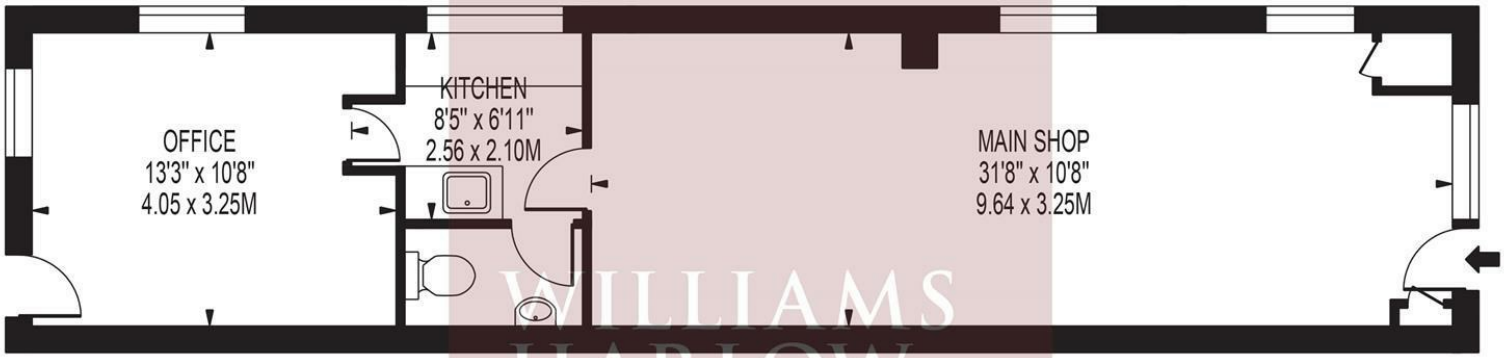



PREZZO
TO LET

WILLIAMS HARLOW

HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: **561 SQ FT - 52.16 SQ M**



WILLIAMS HARLOW

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

