

## 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.

**£25,000 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 £25,000, a six year term, a FRI tenancy, occupation as soon as possible, referees required,

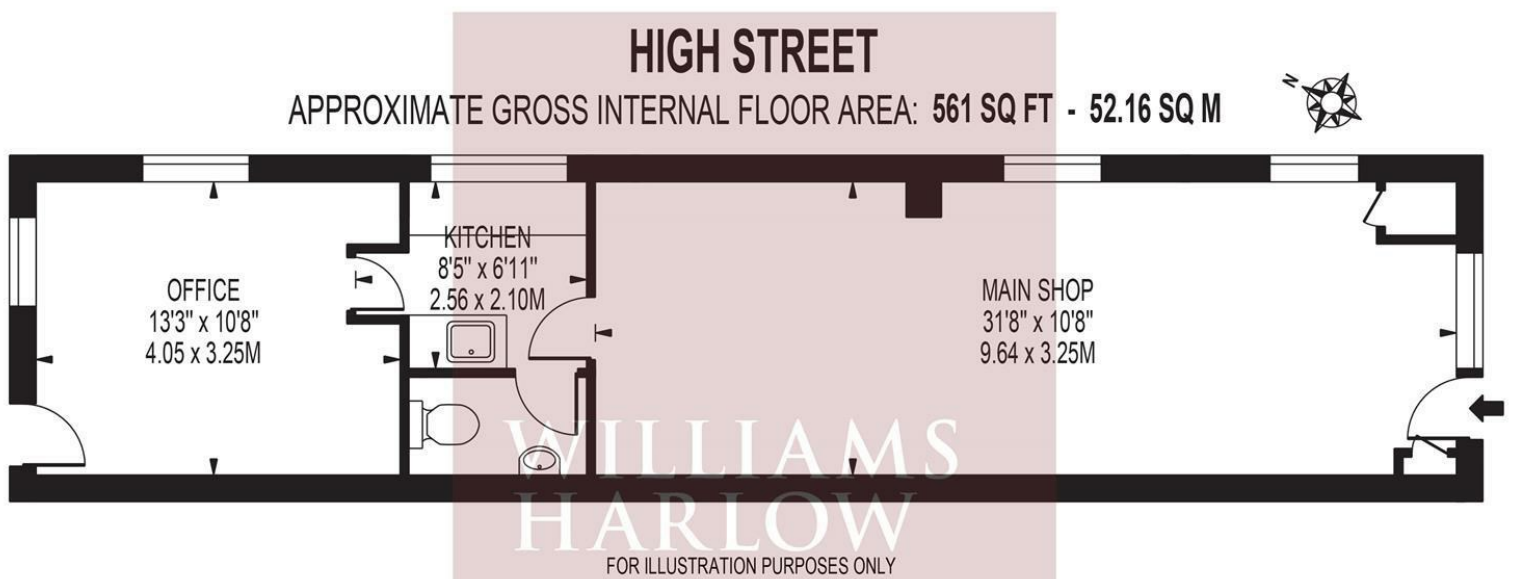
### DEPOSIT

Three months or one quarters rent

### RATEABLE VALUE

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





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