

## 100 COVER RESTAURANT – REIGATE HIGH STREET

**THAI RESTAURANT, 65 HIGH STREET, REIGATE, RH2 9AE**

- Fully fitted and trading Thai restaurant on prominent High Street location
- C100 internal covers – rear trade garden and 4 exterior seats to front
- 3,000 sq ft over ground, basement and first floors
- Lease expires 2034 – rent £40,400 pa
- Fully fitted – open and trading – Highly successful
- **AVAILABLE DUE TO RELOCATION IN TOWN - APRIL 2026**

**GUIDE PRICE: £75,000 FOR LEASEHOLD INTEREST AND TRADE CONTENTS**

**SUBJECT TO CONTRACT**

**COUNL480**

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)  
 Directors: A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS  
 R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS  
 Associate Director: C. Craig MRICS MSc (Hons)

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Location

The property is located on Reigate High Street, in the heart of Reigate town centre, Surrey, a well-established retail, leisure and commuter destination within the affluent London commuter belt. Reigate combines a historic market-town character with a vibrant mix of national and independent retailers, cafés, bars and restaurants, creating strong daytime and evening footfall supported by local residents, office workers and visitors alike. The location benefits from proximity to Priory Park and the Everyman Cinema.

Reigate enjoys excellent transport connectivity, with Reigate railway station a short walk away providing frequent services to London Victoria, Redhill (for connections to London Bridge, Gatwick Airport and beyond) and other regional destinations, making it attractive for commuters and visitors. Major road links including the nearby M25 and A217/M23 corridors further enhance accessibility across the Southeast and to London.

The restaurant sits amid a mix of strong high-street occupiers and independent food & beverage operators, with neighbouring brands such as Boots, Pizza Express, HSBC and M&S Foodhall contributing to a busy and varied retail environment. This central position benefits from consistent all-day pedestrian activity and a catchment that extends from local residents to commuters and visitors to the wider borough.

## [Link to Street View](#)

## Description

The property comprises a fully fitted restaurant arranged over ground, basement and two upper floors, together with the benefit of external garden seating. The premises include a range of customer dining areas, an open servery, a fully equipped commercial kitchen with mechanical extraction, customer WC facilities, and dedicated back-of-house and ancillary areas supporting efficient restaurant operations.

## Accommodation

Ground Floor: Customer seating c48 covers, bar servery and raised deck.  
 Basement: Customer seating c30 covers, customer toilets and ancillary areas.  
 First floor Customer seating c22 covers, Trade kitchen, storage and plant.

FLOOR AREA (not measured and estimated using VOA website and floor plans)

Lower Ground Floor	1,000 sq ft
Ground Floor	1,000 sq ft
First Floor	1,000 sq ft
<b>Total:</b>	<b>3,000 sq ft</b>

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Service

The property is believed to be connected to all mains services.

## Premises Licence

Sale by retail of alcohol between Monday – Sunday: 09:00 – 23:30.

## Planning

From enquiry of Reigate and Banstead District Council, it has been established that the property is Grade II Listed as being of special architectural or historical interest and does not lie within a Conservation Area.

## Tenure

Held leasehold for a term of 20 years from 24<sup>TH</sup> September 2012 expiring 23<sup>rd</sup> September 2034 at a current rent of £40,400 per annum. The property is subject to an upward only rent review in 2027.

## Premises Licence

Sale by retail of alcohol between Monday – Sunday: 09:00 – 23:30.

## Rating Assessment

Restaurant and premises - £41,000 wef 1st April 2026.

## EPC

This property has an EPC rating of C. [Link to EPC.](#)

## Exclusions

Excluded from the sale would be the brand name and anything uniquely associated with the brand, stock, smallwares, tills, computers, leased items if any, and personal effects of the staff.

## Viewings

For further information please contact Richard Negus Tel: 07850 642808 or email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

## Location Map - [Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes only.