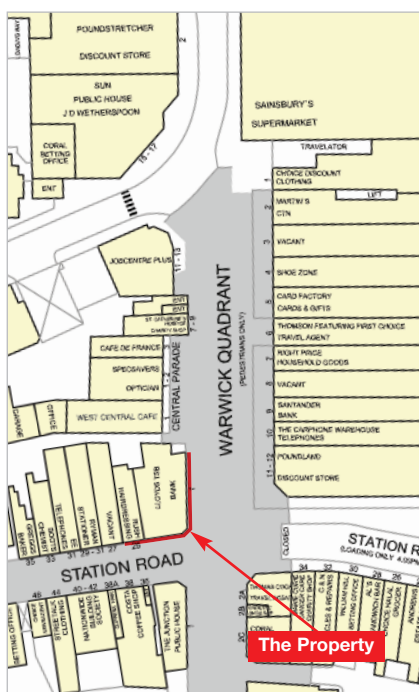


Redhill 1 London Road and 25 Station Road Surrey RH1 1ND

- **First Class Freehold Bank Investment**
- Let to Lloyds Bank plc
- 10 year lease from 2013
- Prominent town centre location
- Large upper parts
- Current Rent Reserved
£133,000 pa

**COMPLETION UP TO 24TH JUNE
2014 AVAILABLE**



Tenure
Freehold.

Location

Redhill, with a population of some 24,000, is strategically located immediately to the south of the M25, equidistant between Junctions 7 and 8 and is a regional office location. Central London lies some 21 miles to the north, Gatwick Airport 6 miles to the south whilst Reigate is adjacent to the west.

The property is located in a prominent position in the heart of the town centre at the cross roads of the town's principal pedestrianised streets, London Road, High Street and Station Road. Redhill Station is in easy walking distance whilst the town's main car parks are close by with entrances onto The Quadrant (London Road) and High Street (The Belfry).

Many multiple retailers are represented close by including Specsavers, Carphone Warehouse, Santander, Costa, Thomas Cook etc.

Description

This imposing property is arranged on basement, ground and two upper floors to provide a large ground floor banking hall with basement, together with a single retail unit fronting Station Road (sublet). The upper floors provide ancillary accommodation to the bank on part of the first floor whilst the remainder of the first floor and whole of the second floor provides a self-contained suite, accessed via an entrance from London Road. This accommodation also benefits from a lift. The sublet shop benefits from external stores to the rear.

The property provides the following accommodation and dimensions:

Lloyds Bank – 1 London Road		
Gross Frontage London Road	19.05 m	(62' 6")
Splay Frontage	2.45 m	(8' 0")
Gross Frontage Station Road	9.95 m	(32' 8")
Basement (unused & no access)		
Ground Floor	183.00 sq m	(1,970 sq ft)
First Floor Part	125.75 sq m	(1,353 sq ft)
First Floor Part	61.35 sq m	(660 sq ft)
Second Floor	141.70 sq m	(1,525 sq ft)

25 Station Road

Gross Frontage	5.30 m	(17' 5")
Net Frontage	4.95 m	(16' 3")
Shop Depth	13.75 m	(45' 2")
Built Depth	16.20 m	(53' 2")

NB. Planning consent was granted on 11.11.2011 for change of use of the ground floor to A3.

Tenancy

The entire property is at present let to LLOYDS BANK PLC for a term of 10 years from 29th September 2013 at a current rent of £133,000 per annum. The lease provides for a rent review at the fifth year of the term and contains full repairing and insuring covenants.

25 Station Road has been sublet to Rush Hair Salons Ltd at a sub rent of £30,000 pa.

Tenant Information

No. of Branches: 2,940 branches. Lloyds Banking Group has the UK's largest branch network. Source: lloydsbankinggroup-careers.com. Website Address: www.lloydsbank.com

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email viewings@allcop.co.uk. In the subject box of your email, please ensure you enter **Lot 101 Redhill**.

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

Seller's Solicitor J Scharfer Esq, Fladgate LLP. Tel: 020 3036 7000 e-mail: jscharfer@fladgate.com

