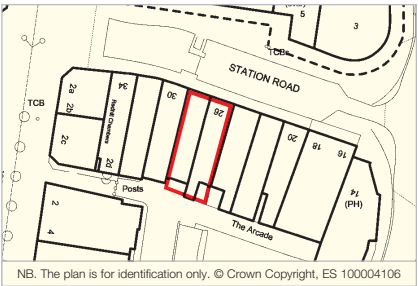


Redhill
26 & 28 Station Road,
Surrey
RH1 1PD

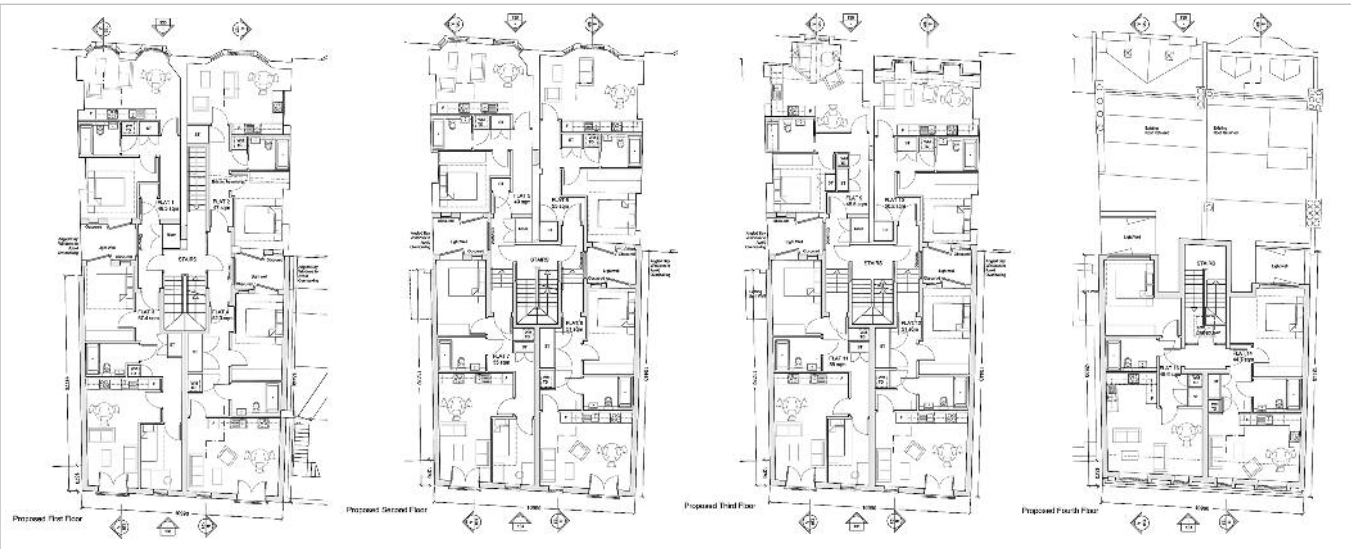
- **Two Adjoining Freehold Mid Terrace Buildings**
- **Arranged to provide Two Retail Units with Office Accommodation above**
- **Each Retail Unit subject to a Commercial Lease**
- **Office Accommodation Vacant**
- **Planning Permission for Change of Use from Office Accommodation and Extension to provide 14 Flats (11 x One Bedroom Flats and 3 x Two Bedroom Flats)**
- **Total Current Rent Reserved**
£49,000 per annum from both Retail Units with Office Accommodation Vacant



To View
The property will be open for viewing every Monday and Thursday before the Auction between 11.15 a.m. – 12.00 noon. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Messrs Davies & Partners (Ref: Ms N Carey).
Tel: 0207 487 4361.
Email: natalie.carey@daviesandpartners.com

INVESTMENT/VACANT – Freehold Buildings with Planning Permission



Tenure
Freehold.

Location
The property is situated on the south side of Station Road, to the west of The Stations roundabout and within Redhill town centre. An extensive range of shops, bars, restaurants and other entertainment facilities is readily available including The Belfry Shopping Centre and The Harlequin Theatre and Cinema. Redhill's Bus and Rail stations are located within approximately 150m of the property from where services run to Gatwick Airport, Croydon and London to the north, Tonbridge to the east and both Guildford and Reading to the west. The A23 and the A25 are both close at hand and provide access to both the M23 and M25 Motorways. The open spaces of Memorial Park are also close by as is Mercers Country Park. The East Surrey Hospital and Redhill and Reigate Golf Course are also within reach.

Description
The property comprises two adjoining mid terrace buildings each arranged over ground and three upper floors. Internally, the property is arranged to provide two retail units at ground floor level with the upper floors being arranged as office accommodation which is laid out as small offices.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out below.

Unit/Address	Accommodation	Terms of Tenancy	Current Rent £ p.a.
26 Station Road	Ground Floor Retail Unit trading as a Halal Butcher and Convenience Store comprising Sales Area through to Store Room and Freezer Area, Kitchenette, WC with wash basin and External Store accessed through Rear Yard Net Internal Area 101.75 sq m (1,095 sq ft) Gross Frontage 5.86 m (19' 3") Net Frontage 4.16 m (13' 8") Shop Depth 15.55 m (51' 0") Built Depth 21.81 m (76' 7")	Commercial Lease for a term of 10 years from 22nd December 2012 The lease contains provision for a rent review on 22nd December 2018	£21,000
28 Station Road	Ground Floor Retail Unit which will commence trading as a Florist on Thursday 14th May 2015 and comprises a Sales Area through to Cool Store Room, WC and wash basin Net Internal Area 96.51 sq m (1,039 sq ft) Gross Frontage 5.53 m (18' 2") Net Frontage 5.31 m (17' 5") Built Depth 18.92 m (62' 1")	Commercial Lease for a term of 20 years from 29th September 1997 The lease contains provisions for five yearly rent reviews	£28,000
Upper Parts	Three Floors of Office Accommodation extending (GIA) to approximately 416.82 sq m (4,487 sq ft)	Vacant	—

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

Planning
Local Planning Authority: Reigate & Banstead Borough Council.
Tel: 01737 276000.
The property is to be offered with the benefit of planning permission (Ref: 14/00763/CU) dated 6th August 2014 for 'Change of Use from Office to Residential; rear five storey extension providing residential accommodation. As amended by letter dated 19/05/2014'.

The associated plans provide for the following accommodation:

Flat	Floor	Accommodation	Floor Area
1	First	One Bedroom Accommodation	48.5 sq m (521 sq ft)
2		One Bedroom Accommodation	47 sq m (506 sq ft)
3		Two Bedroom Accommodation	57.4 sq m (618 sq ft)
4	Second	One Bedroom Accommodation	52.3 sq m (563 sq ft)
5		One Bedroom Accommodation	49 sq m (527 sq ft)
6		One Bedroom Accommodation	55 sq m (592 sq ft)
7	Third	Two Bedroom Accommodation	55 sq m (592 sq ft)
8		One Bedroom Accommodation	51 sq m (549 sq ft)
9		One Bedroom Accommodation	45.5 sq m (490 sq ft)
10	Fourth	One Bedroom Accommodation	50.2 sq m (540 sq ft)
11		Two Bedroom Accommodation	55 sq m (592 sq ft)
12		One Bedroom Accommodation	51 sq m (549 sq ft)
13		One Bedroom Accommodation	48.6 sq m (523 sq ft)
14		One Bedroom Accommodation	44.7 sq m (481 sq ft)

VAT
VAT is NOT applicable to this lot.

