

Redhill
27 Station Road
Surrey
RH1 1QH

- **Well Located Freehold Betting Shop and Ground Rent Investment**
- Pedestrianised town centre location
- Let to Ladbrokes Betting & Gaming Ltd (1)
- Lease expiry 2023 (no breaks)
- Rent Review 2018
- Total Current Rents Reserved
£36,500 pa



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 situated within a conservation area in the heart of the town centre on the pedestrianised Station Road close to the junction with Warwick Quadrant and High Street. Redhill Station is within easy walking distance whilst the town's main car parks are close by. Occupiers close by include Ryman (adjacent), Lloyds Bank, EE, Boots, Greggs, Nationwide, Costa and Thomas Cook amongst others.

Description
The property is arranged on ground and two upper floors to provide a ground floor betting shop and self-contained residential accommodation above which has been sold off on long leases.

VAT
VAT is applicable to this lot.

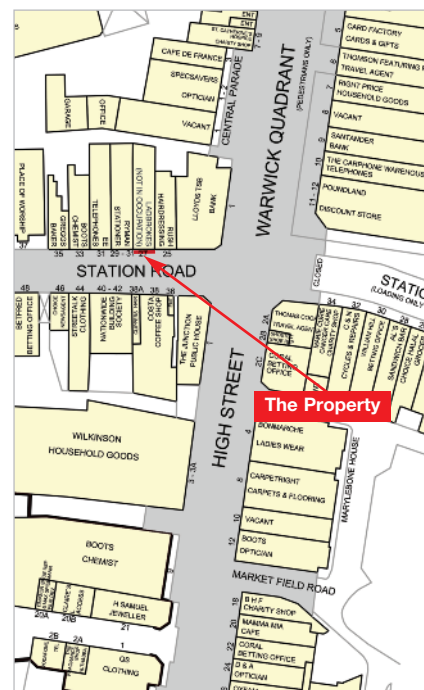
Documents
The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate
Commercial Unit EPC Rating 74 Band C (Copy available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground	Ladbrokes Betting & Gaming Ltd (1) (not in occupation)	Gross Frontage 5.40 m (17' 8") Net Frontage 4.50 m (14' 9") Shop Depth 19.75 m (64' 9") Built Depth 22.25 m (73' 0") Ground Floor 92.30 sq m (993 sq ft)	10 years from 11.10.2013 Rent review 5th year FR & I by way of service charge	£36,000 p.a.	Rent Review 2018
First	Individual	First Floor – Residential	125 years from 25.04.2014	£250 p.a.	
Second	Individuals	Second Floor – Residential	125 years from 25.04.2014	£250 p.a.	

(1) No of Branches: 2,800 nationwide (UK), Ireland, Belgium and Spain. Website Address: www.ladbrokes.co.uk
For the year ended 31st December 2012, Ladbrokes Betting & Gaming Ltd reported a turnover of £770.85m, a pre-tax profit of £172.106m, shareholders' funds of £1.824bn and a net worth of £963.843m. (Source: riskdisk.com 05.06.2014.)

Total £36,500 p.a.



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 Ms J Begum, Austins Penny & Thorne. Tel: 01442 872141 e-mail: julmab@austinslaw.com
Joint Auctioneer D Boddy Esq, Boddy & Edwards. Tel: 01753 582500 e-mail: david@boddyandedwards.co.uk