

Redhill 8-10 High Street Surrey RH1 1RH

- **Attractive Leasehold Shop Investment**
- Comprises two shops, one with first floor ancillary accommodation
- Situated in a pedestrianised town centre position opposite Wilko's
- Majority let to Carpetright plc
- Close to The Belfry Shopping Centre
- Total Current Gross Rents Reserved **£84,996 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 999 years from 19th December 2003 (thus having some 988 years unexpired) at a fixed peppercorn.

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 High Street close to the junction with Station Road and Warwick Quadrant. An entrance to The Belfry Shopping Centre is a short distance to the south whilst there is a public car park to the rear. Redhill Station is also within walking distance.

Occupiers close by include Boots, Wilko's (opposite), Argos, Coral, Costa, H Samuel, Subway and Lloyds Bank amongst many others.

Description

The property is arranged on ground and one upper floor to provide two ground floor shops one of which (8 High Street) benefits from first floor ancillary accommodation. The property forms part of a larger building, the remainder of which is not included in the sale.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
8 High Street	Carpetright plc (1)	Gross Frontage 11.45 m (37' 6") Net Frontage 10.85 m (37' 7") Shop Depth 19.6 m (73' 5") Built Depth 22.35 m (64' 5") Ground Floor 255.9 sq m (2,970 sq ft) First Floor 275.9 sq m (2,755 sq ft) Total 531.8 sq m (5,725 sq ft)	5 years from 01.09.2010 FR & I by way of Service Charge	£60,000 p.a.	Reversion 2015
10 High Street	Allure Hair & Beauty Ltd	Gross Frontage 4.1 m (13' 5") Net Frontage 3.4 m (11' 3") Shop & Built Depth 10.20 m (33' 6") Ground Floor 31.6 sq m (340 sq ft)	Tenancy at will from 03.04.2013	£24,996 p.a. (annualised)	

(1) No. of Branches: 620. Website Address: www.carpetright.co.uk

Total £84,996 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

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