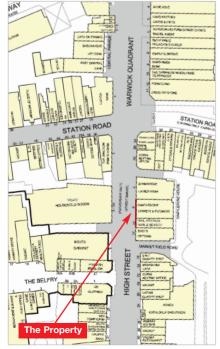
Redhill 8-10 High Street Surrey RH1 1RH

- 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**







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

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 Net Frontage Shop Depth Built Depth Ground Floor First Floor	11.45 m 10.85 m 19.6 m 22.35 m 255.9 sq m 275.9 sq m	(37' 7") (73' 5") (64' 5") (2,970 sq ft) (2,755 sq ft)	5 years from 01.09.2010 FR & I by way of Service Charge	£60,000 p.a.	Reversion 2015
		Total	531.8 sq m	(5,725 sq ft)			
10 High Street	Allure Hair & Beauty Ltd	Gross Frontage Net Frontage Shop & Built Depth Ground Floor	4.1 m 3.4 m 10.20 m 31.6 sq m	(13' 5") (11' 3") (33' 6") (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 **Seller's Solicitor** Frances Watts, The Head Partnership LLP. Tel: 0118 920 9499 e-mail: frances@thpsolicitors.co.uk