

LOT  
**14**

26 & 28 Station Road, Redhill, Surrey RH1 1PD

**Guide Price: £1,700,000\***

**Two adjoining freehold properties with planning granted for 14 flats on upper floors**



This excellent investment/development opportunity consists of two adjoining terraced buildings within a town centre location, 100 yards from Redhill main line station. The ground floor occupiers are a Butcher/Convenience Store and a Florist, both on long commercial leases, bringing in a combined income of £49,000. The upper parts consist of a number of small offices with planning granted on 6th August 2014 under reference 14/00763/CU for the change of use from office to residential, rear five storey extension, providing residential accommodation as amended by letter dated 19/05/14. This will allow for 14 flats in total (11 x one bedroom & 3 x two bedroom). The upper parts are offered with vacant possession, whilst ground floors are offered with the benefit of the ongoing income. There may be scope to increase the planning and any intending purchaser should make their own enquiry into this regard. Redhill is a buoyant town with an array of restaurants, shops such as The Belfry Shopping Centre, there is a cinema and theatre and good road links such as the M23 and M25 provide excellent access to London and Gatwick Airport. The plans are available for inspection at the offices of the auctioneers.

#### ACCOMMODATION & LEASE DETAILS

26 Station Road approx 1095 sf, let on a commercial lease for 10 years from 22/12/12 at £21,000 pa. A rent review is scheduled for 22/12/18 28 Station Road approximately 1039 sf, let on a commercial lease for 20 years from 29/09/97 for £28,000 pa with five yearly rent reviews. A schedule of the proposed new build is as follows:-

FLAT	FLOOR	ACCOMODATION	FLOOR AREA (SF)
1	First	One Bedroom	521
2	First	One Bedroom	506
3	First	Two Bedroom	618
4	First	One Bedroom	563
5	Second	One Bedroom	527
6	Second	One Bedroom	592
7	Second	Two Bedroom	592
8	Second	One Bedroom	549
9	Second	One Bedroom	490
10	Third	One Bedroom	540
11	Third	Two Bedroom	592
12	Third	One Bedroom	549
13	Fourth	One Bedroom	523
14	Fourth	One Bedroom	481

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

Reigate & Banstead Borough Council 01737 276000 26 Station Road Rateable Value £25,000 28 Station Road Rateable Value £25,250

#### VIEWING TIMES

By appointment through the auctioneers.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN