

## Location

Redhill, with a population of some 18,163 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.

## Situation

The property is situated in a prominent position on the north side of London Road at its junction with Clarendon Road. The property is set back from the road with public parking available immediately opposite on Clarendon Road in a multi-storey car park. The facilities of the High Street are all available within walking distance, including the Warwick Quadrant shopping centre and Harlequin multi-screen cinema.

The town has a mix of retail, professional and other service industries in addition to public houses and restaurants. Nearby occupiers include ICELAND, MARKS AND SPENCER, BOOTS, J D WETHERSPOON, NATWEST, SKETCHLEY and SAINSBURY'S.

## Description

The property comprises a two-storey building (formerly the Royal Mail Post Office) of conventional brick construction under a tiled roof. The building has been fitted out as a restaurant at ground floor level with four flats at first floor, comprising one two-bedroom flat and three one-bedroom flats.

## Town Planning

Planning Permission was granted on 23rd January 2004 for a change of use of the ground floor and basement to Class A3 Restaurant together with the conversion of the first floor into four self-contained flats.

Planning Permission was granted on the 14th October 2013 for the remodelling of the existing roof to provide an additional 6No flats over a new second and third floor under a new flat roof and for the remodelling of the 4No flats over first floor.

## Tenure

FREEHOLD

## Tenancy

The entire property is let to PREZZO LIMITED on a full repairing and insuring lease for a term of 25 years commencing from 4th March 2004, being subject to five yearly upward only rent reviews.

The four first floor flats are all let on Assured Shorthold Tenancies.

