

# Redhill Town Centre Restaurant Opportunity For Sale / To Let



**33 London Road Redhill Surrey RH1 1NJ**

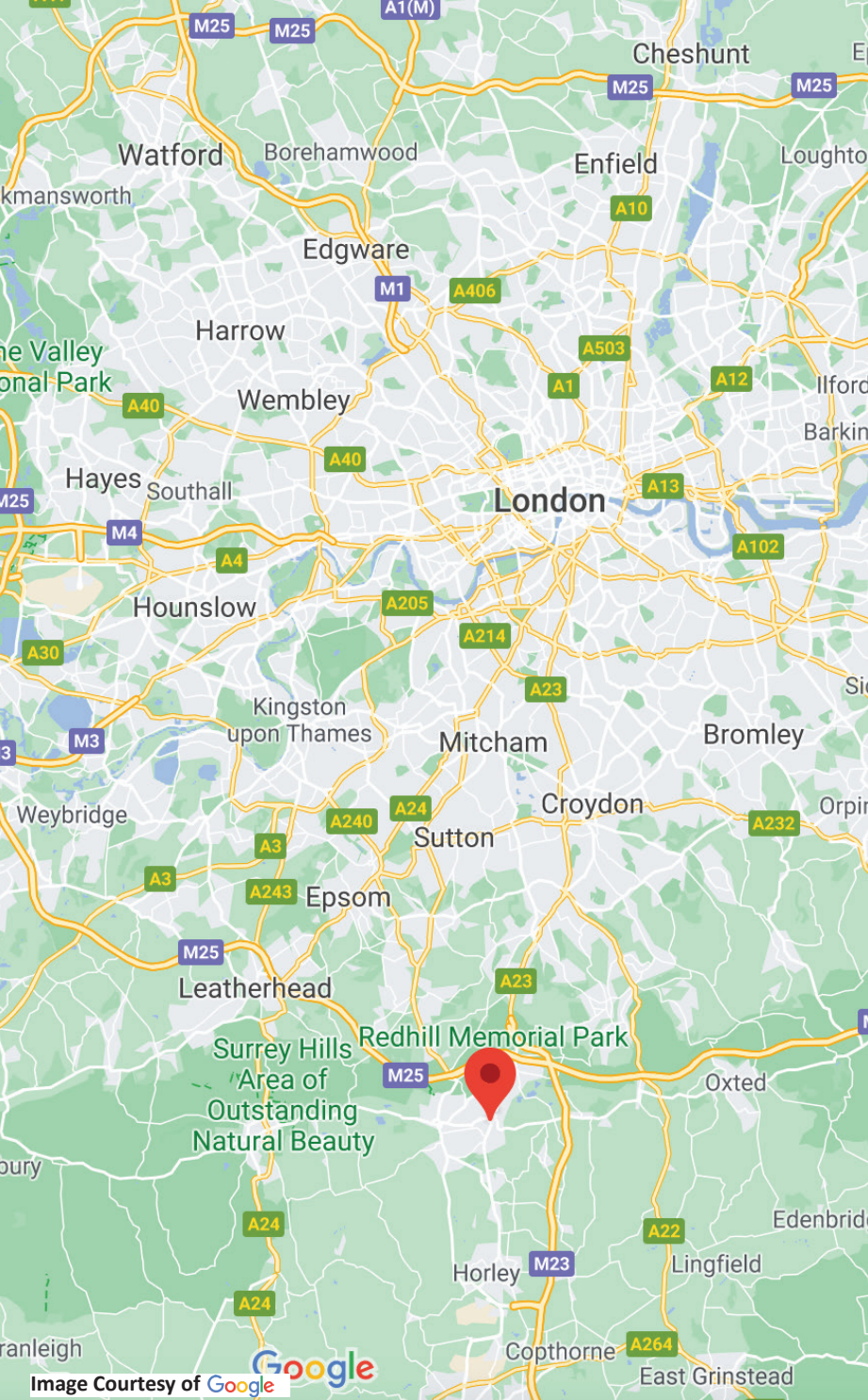
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[www.warrantgroup.net](http://www.warrantgroup.net)





## Location

The town of Redhill, which has a population of around 20,000, is situated in the County of Surrey to the south of the Surrey Hills Area of Natural Beauty and Greater London area. The town which interlinks with the town of Reigate immediately to the west, is situated some 7 miles north of Crawley and London Gatwick Airport and 16 miles east of Guildford and 21 miles south of Central London respectively.

Redhill, through its strong communication links, is both a regional office location with AXA, AON, SES WATER, SANTANDER and TRAVELLERS INSURANCE all having major offices in the town and a commuter settlement to major commercial centres such as Croydon, Central London and Crawley/London Gatwick Airport. The town is also a popular retail centre serving the surrounding area.

Redhill benefits from strong communication links. The town is served by the A23 and A25 which provide local connections whilst Junctions 7 & 8 of the M25 Orbital are in close proximity to the north and the M23 to the east. Redhill Train Station provides regular Southern main line railway services between London and Brighton and benefits from bus connections to surrounding settlements.

## Situation

The property is located on the western side of the A25 London Road at its junction with Clarendon Road just south of the town's inner ring road. The property is situated in a secondary retail area on the northern edge of Redhill town centre.

The immediate surrounding properties comprise a mix of office premises and retail units with Warwick Quadrant Shopping Centre which comprises of national retailers, a large SAINSBURY'S supermarket and 330 car park space is situated on the eastern side of London Road.

## 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. The flats are accessed from a self-contained entrance in Clarendon Road.

## 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 6 No flats over a new second and third floor under a new flat roof and for the remodelling of the 4 No flats over first floor. This permission has now elapsed.

## Redevelopment Opportunity

There is potential, subject to obtaining the necessary Planning Permission(s)/Consent(s) to redeveloping the property which may comprise either 10 flats above a commercial ground floor premises, 14 flats above a commercial ground floor premises or a boutique hotel.

Our Clients Architects have drafted preliminary visualisations of a 14 flat scheme which are included on pages 4 and 5.

## Accommodation

The approximate areas of the property are as follows: -

Ground Floor	2,508	ft <sup>2</sup>	233.00	m <sup>2</sup>
Basement	366	ft <sup>2</sup>	34.00	m <sup>2</sup>
<hr/>				
TOTAL	<b>2,874</b>	<b>ft<sup>2</sup></b>	<b>267.00</b>	<b>m<sup>2</sup></b>

## Energy Performance Certificate

An Energy Performance Certificate has been instructed and will be available shortly.

## Rating Assessment

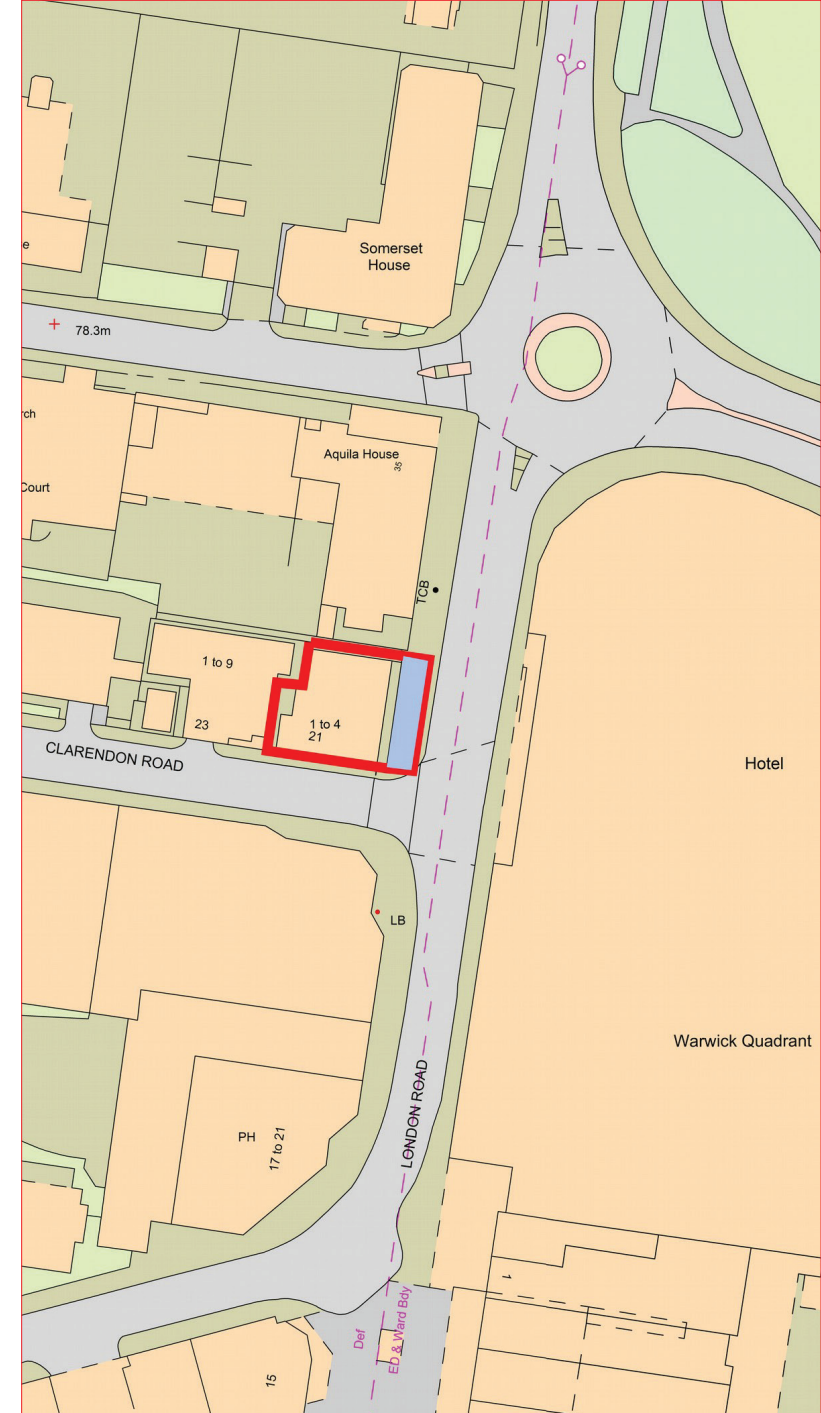
The Rateable Value for the existing property is £58,500.

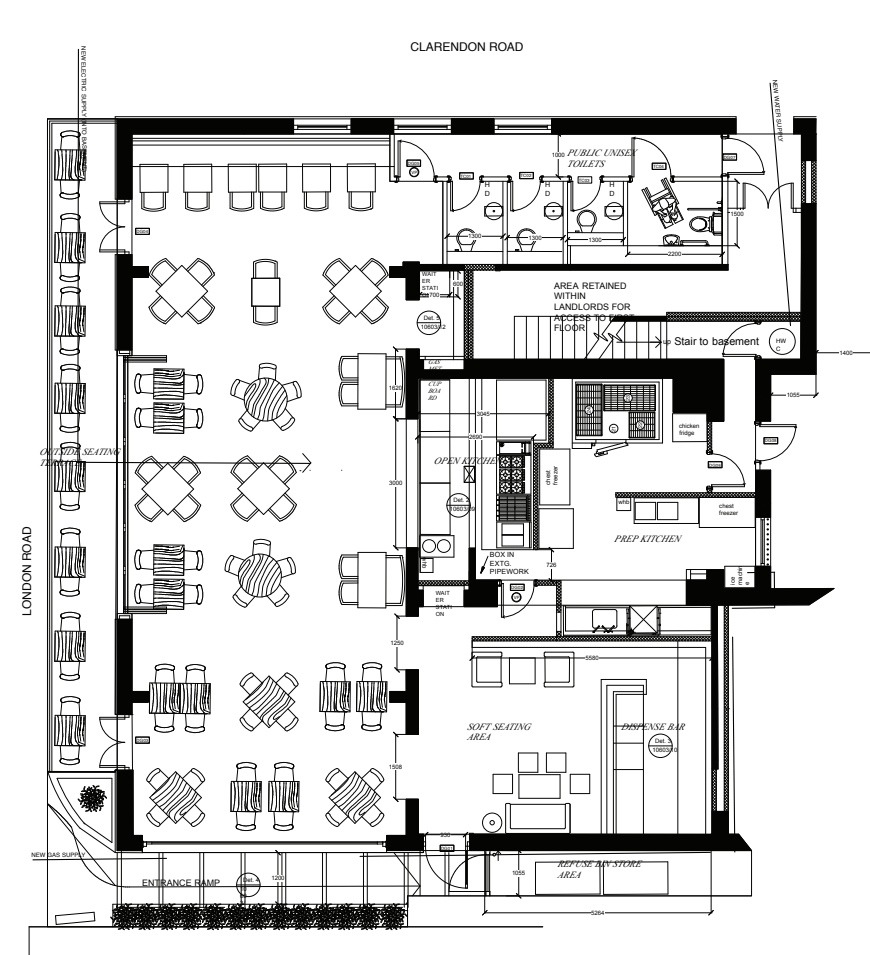
The Uniform Business Rate for the year 2020/2021 is 51.2p in the £.

## Local Authority

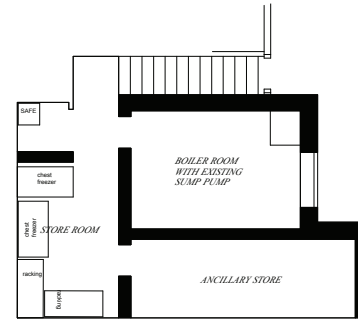
Reigate and Banstead Council  
Town Hall  
Castlefield Road  
Reigate  
Surrey  
RH2 0SH

Telephone: (01737) 276000



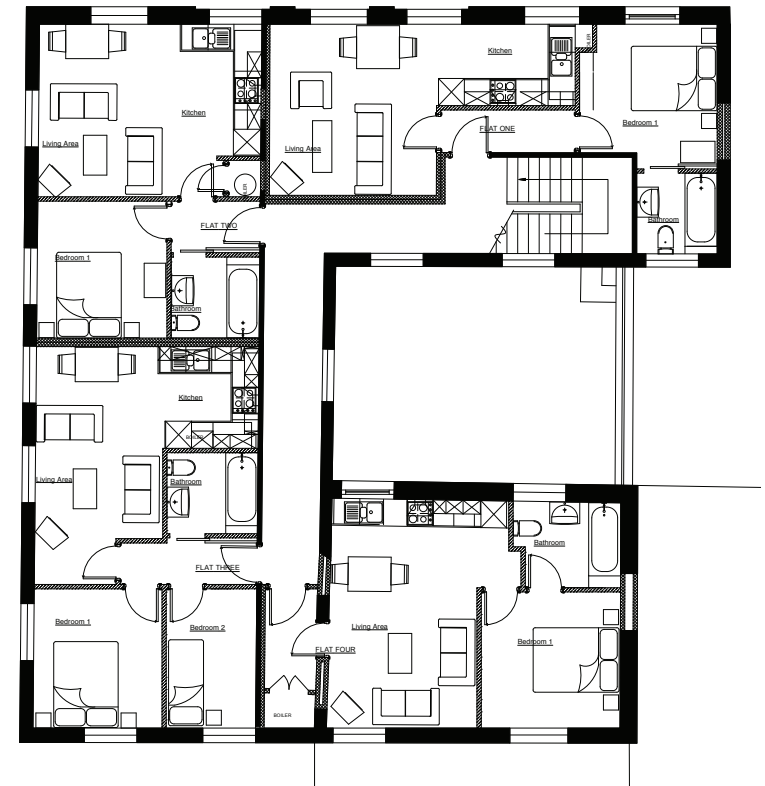


Existing Ground Floor Plan



Existing Basement

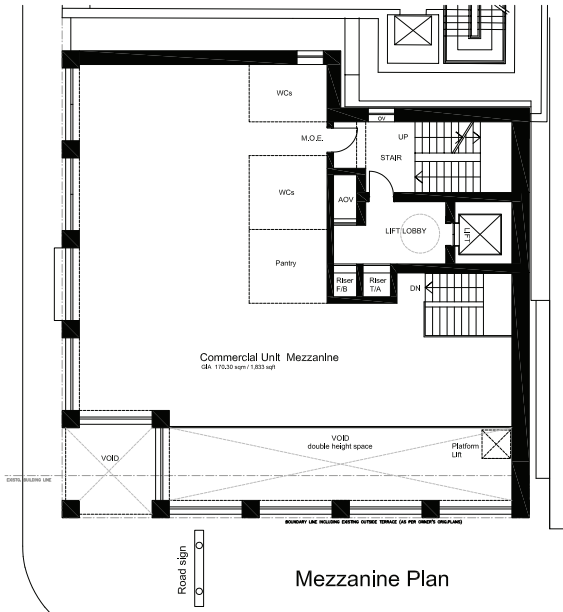
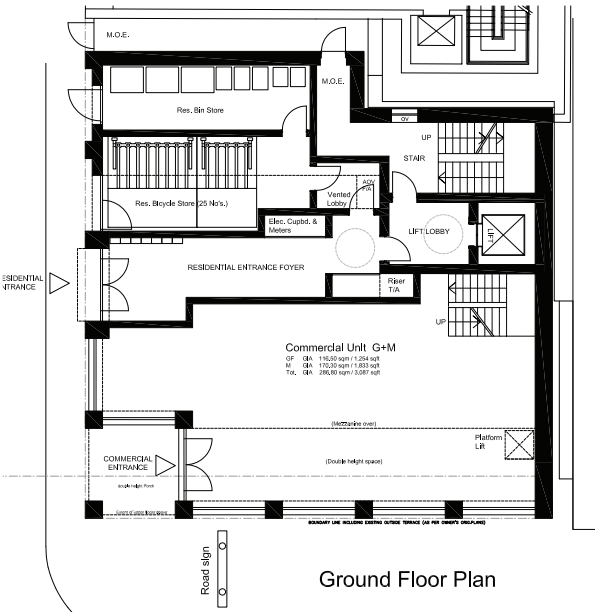
NOT TO SCALE



Existing First Floor Plan



ARCHITECTS OUTLINE 14 FLAT SCHEME - SUBJECT TO PLANNING PERMISSION

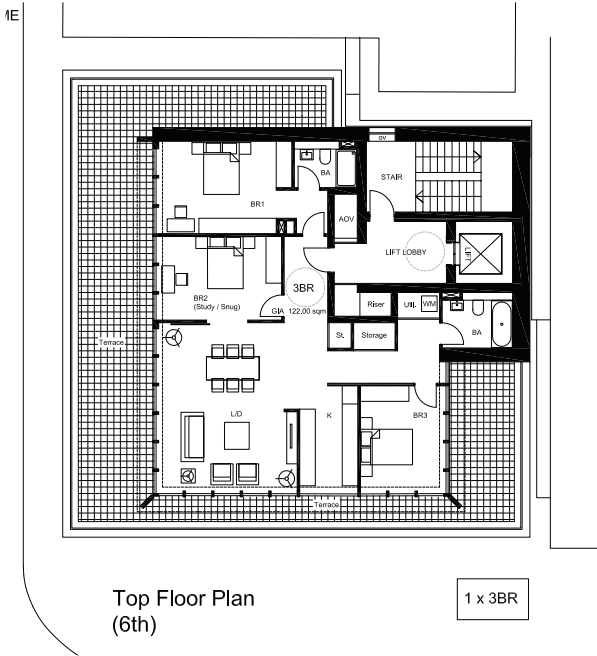
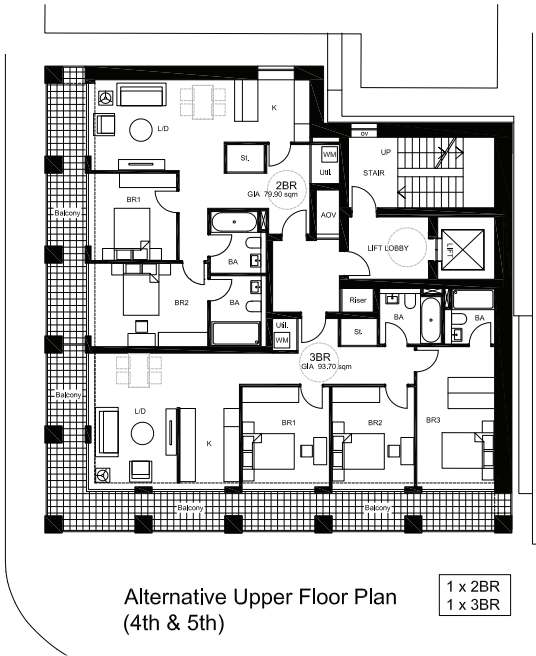
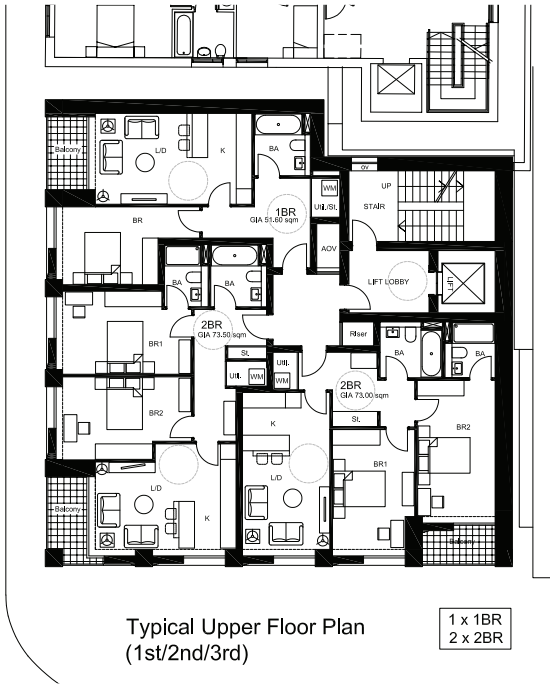


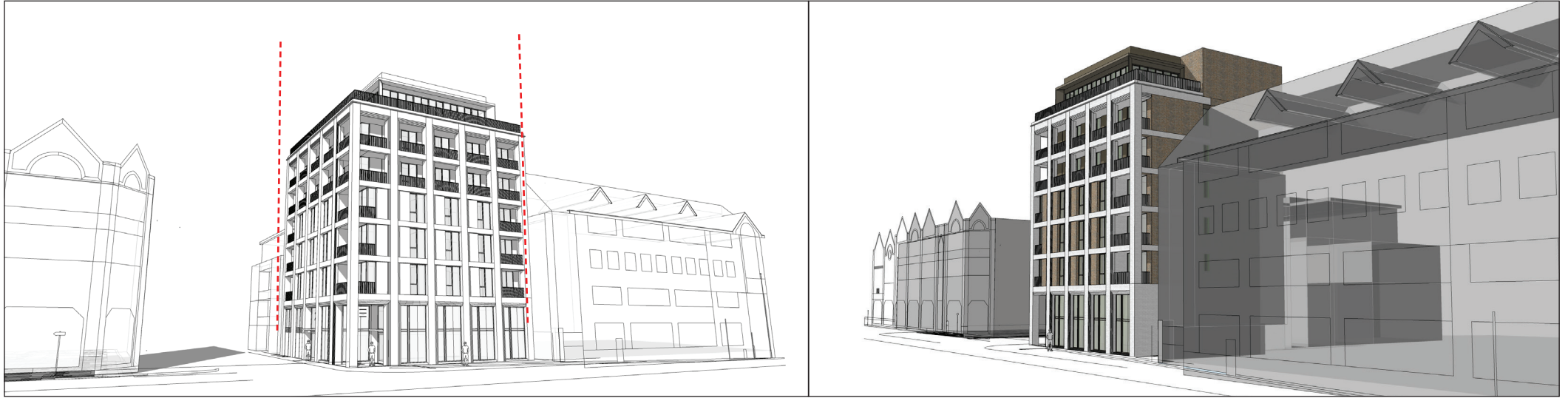
RESIDENTIAL SCHEME D (14 UNITS)

GIA - GROSS INTERNAL AREAS \*  
All figures stated are approximate and in sqm unless stated otherwise, and subject to design development  
Min. GIA of Unit sizes - 1BR/1P 37 to 39 sqm GIA, 1BR/2P 50 sqm, 2BR/3P 63 sqm, 2BR/4P 70 sqm, 3BR/6P 90 sqm

Residential Scheme C (G+6)	GIA Res.	GIA Comm.	GIA Total	1BR/1P	1BR/2P	2BR/4P	3BR/6P	Total Units
Ground Floor Commercial		117						
Ground Floor Residential Ancillary	130							
Mezzanine Commercial		170						
Mezzanine Res. Ancillary	40							
1st Floor Res. Ancillary	43							
1st Floor Residential	198				1	2		3
2nd Floor Res. Ancillary	43							
2nd Floor Residential	198				1	2		3
3rd Floor Res. Ancillary	43							
3rd Floor Residential	198				1	2		3
4th Floor Res. Ancillary	43							
4th Floor Residential	174						1	2
5th Floor Res. Ancillary	43							
5th Floor Residential	174						1	2
6th Floor Res. Ancillary	38							
6th Floor Residential	122						1	1
Total GIA	1,487	287	1,774	3	8	3	14	

NOT TO SCALE





As Proposed Front Elevation



As Proposed Side Elevation





## TERMS

### Lease

The existing ground floor and basement restaurant is available to let on a new full repairing and insuring lease for a minimum term of 15 years, subject to 5 yearly upward only rent reviews.

### Rent

£65,000 per annum exclusive of VAT.

### Premium

A Premium of £25,000 plus VAT is sought for all the fixtures, fittings and kitchen equipment (excluding the Mechanical and Extraction Installation).

### Rent Free Period

Three months from completion of the lease or occupation whichever is the earlier.

### Tenant's Deposit

The equivalent to six month's rent plus VAT (i.e. £39,000). The deposit is to be capable of increase in line with any increase in the rent.

### Availability

On completion of the legal formalities.

### Freehold Interest

The freehold interest is available at a price of £2.25 million subject to contract, which includes the existing 4No. Residential Flats at first floor currently let on Assured Shorthold Tenancy Agreements.

### Value Added Tax

The property is registered for Value Added Tax.

### Legal Costs

Each party is to bear their own legal costs.

### Viewing

Strictly by appointment with the Owners: -  
Warrant Properties Limited One Wellstones Watford WD17 2AE  
Telephone: 01923 230414 / Email: admin@warrantgroup.net



Further Information please contact:

February 2021

**JAMES FASAL**

jamesfasal@warrantgroup.net

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