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RETAIL PROPERTY



4 High Street REDHILL, Surrey RH1 1RH Virtual F/H for sale

Location

The subject property occupies a prime central location directly opposite the Belfry centre. This centre is planned to be redeveloped to create many residential units to this busy commuter town.

Accommodation

The property provides the following approximate accommodation on ground and first floor

Floor Area	Sq M	Sq Ft
Ground Floor Sales	275	2,961
First Floor Stock	242	2,608

Head Lease

The property is held on a lease expiring 24th November 3002 at peppercorn rent.

Lease

The property is available to let subject to covenant at a rental of **£70,000pax.**

Price

£500,000 is required for the long lease with vacant possession.

Rates

We have been informed by the local Rating Authority that the following rateable value applies: -
2023 list - £79,500.
(Rate in £ 55.5 pence or 49.99 pence small business 2025-6)
Interested parties are strongly advised to make their own enquiries

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Category C

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agents:

Michael Perkins

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