

White Est. 1817
& Sons
Commercial

石家莊 Norman House
HOME DELIVERY TELEPHONE: 01293 782 354
Oriental Cuisine to Takeaway OPEN 7 DAYS A WEEK

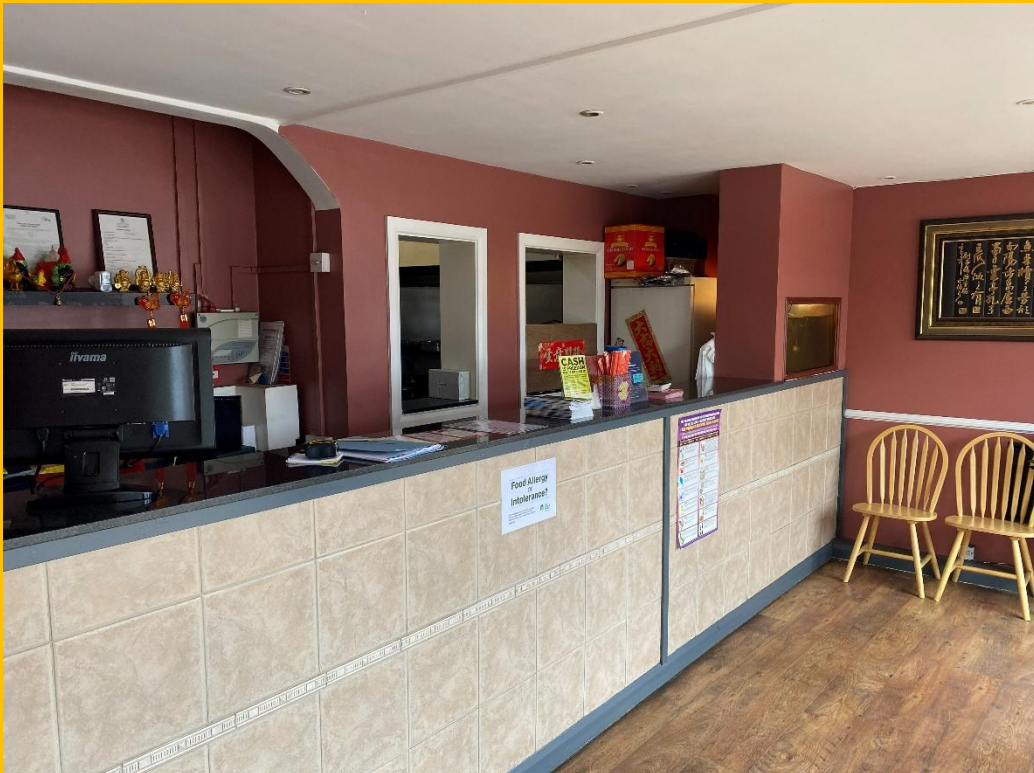
DLG COMPUTERS LTD.
01737 930818
www.dlgcomputers.co.uk

52 BRIGHTON ROAD, SALFORDS REDHILL RH1 5BX

For Sale

£495,000

EXCLUSIVE OF VAT



52 BRIGHTON ROAD, SALFORDS REDHILL RH1 5BX

- Rare opportunity to purchase a commercial property in this established retail parade.
- Highly visible and prominent roadside location
- Fronting the A23 between Redhill and Horley
- Let by way of a Lease for a term to expire 6th February 2038
- Current annual income £36,000 pax

Location

The property occupies a prominent location at the southern end of this established retail parade fronting directly onto the A23 Brighton Road, one of the principal arterial routes linking London with Gatwick Airport, Crawley and Brighton.

The property is located approximately 4 km (2.5 miles) south of Redhill to the north and 5 km (3 miles) north of Horley to the south. Access to the M23 motorway is within approximately 6 km (4 miles), providing access to the M25 and the wider motorway network.

The parade serves the local population with occupiers including a local supermarket, pharmacy, tanning shop, computer repair business, café and restaurant.



Description & Accommodation

The property is currently arranged as a takeaway restaurant at ground floor with residential accommodation to the two upper floors.

The property has the following net internal floor areas:

• Ground Floor Retail	25.53 sq. m	275 sq. ft
• Ground Floor Storage	9.01 sq. m	97 sq. ft
• First Floor Residential	42.28 sq. m	455 sq. ft
• Second Floor Residential	40.18 sq. m	432 sq. ft
• Total	117.01 sq. m	1259 sq. ft

Tenure

The entire property is currently held freehold under Title No

SY868727

Occupational Leases

The property is subject to the following occupational Lease.

Let to Chiaw Yuet Chong and Dong Lin at a rent of £36,000 for a term to expire 6th February 2038, subject to 3 yearly upward only rent reviews.

The Lease is contracted outside S24-28 of Part II of The Landlord and Tenant Act 1954.

Terms

The Freehold interest is available to purchase at a price of **£495,000** (Excl. of VAT)

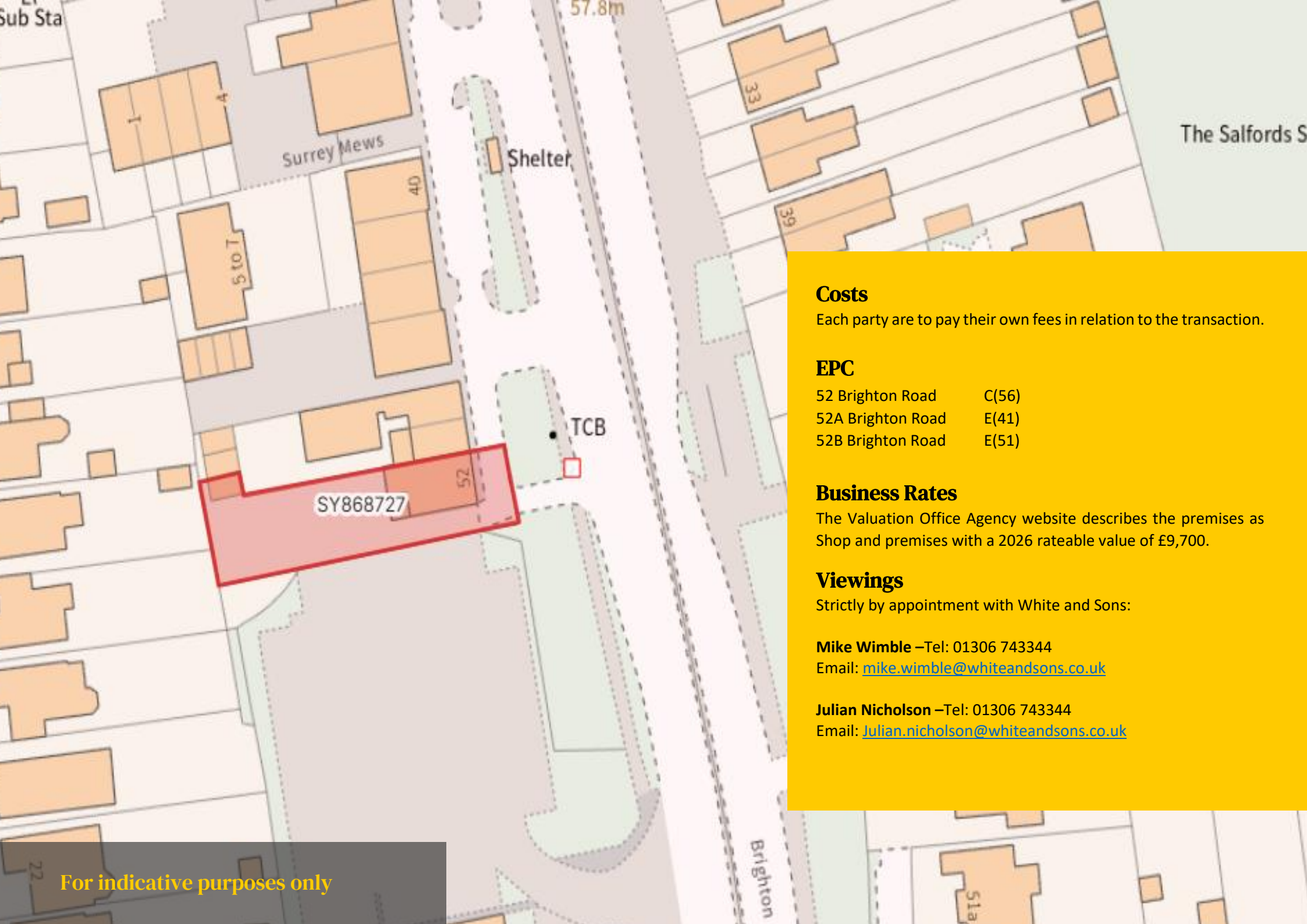
The client reserves the right to sell the Property with an Overage provision at a percentage to be agreed should further residential and/or commercial development be consented at the site.

VAT

The above guide price is exclusive of VAT if applicable.

Subject to Contract





Costs

Each party are to pay their own fees in relation to the transaction.

EPC

52 Brighton Road	C(56)
52A Brighton Road	E(41)
52B Brighton Road	E(51)

Business Rates

The Valuation Office Agency website describes the premises as Shop and premises with a 2026 rateable value of £9,700.

Viewings

Strictly by appointment with White and Sons:

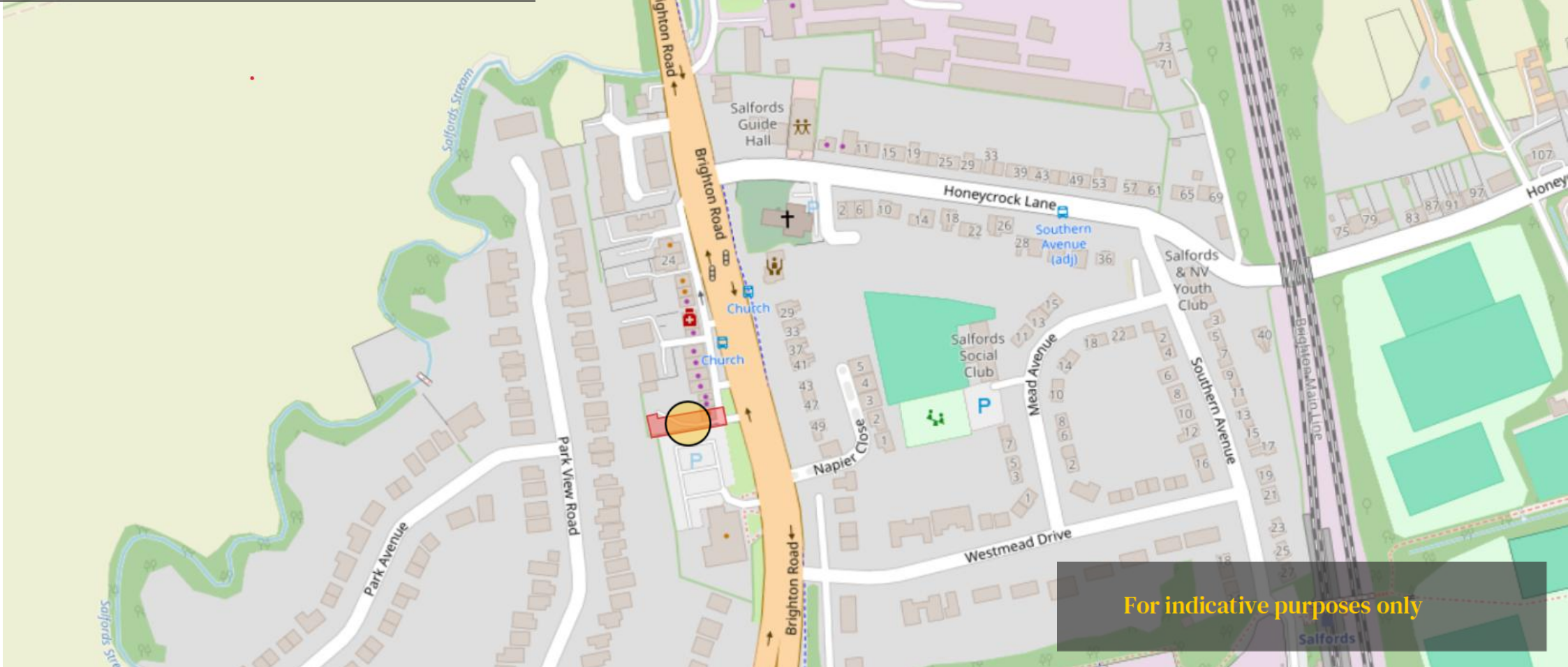
Mike Wimble –Tel: 01306 743344

Email: mike.wimble@whiteandsons.co.uk

Julian Nicholson –Tel: 01306 743344

Email: Julian.nicholson@whiteandsons.co.uk

For indicative purposes only



For indicative purposes only

Commercial
Sales & Lettings



Commercial Property
Management



Professional
Valuations



Lease Renewals



Rent Reviews



Reinstatement
Cost Assessments



Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk

DISCLAIMER White & Sons for themselves and for the vendor(s) / landlords of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by White & Sons, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property. No person in the employment of White & Sons or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. White & Sons includes any joint agents acting with White & Sons. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.