

PRIME RETAIL INVESTMENT OPPORTUNITY

27 STATION ROAD,
REDHILL SURREY
RH1 1QH

Executive Summary

- Rarely available prime freehold investment opportunity

- Ground floor retail lease renewed on a straight 5 year term from July 2024

- Affluent Surrey commuter market town

- Prime pedestrianised retail pitch

- Two residential flats sold off on 125 leases from April 2015 at an annual ground rent of £250 per flat

- Total annual income of £33,500

Boddy & Edwards



Accommodation

The retail unit has been measured in accordance with the 6th edition of the RICS Code of Measuring Practice and provide the following net internal areas:

Description	NIA (sq m)	NIA (sq ft)	ITZA
Ground Floor	105.46	1,135	579
TOTAL	105.46	1,135	579

Description

The property comprises a mid-terrace part three storey, part two storey and part single storey mixed use building of traditional brick construction. The property sits beneath a pitched and tiled roof and has painted rendered elevations and timber sash windows. The first and second floors of the front three storey section of the building are configured as 2 no. residential flats.

The ground floor retail unit, currently let to Sequence (UK) Limited (t/a Barnard Marcus), is mainly open plan with two partitioned offices, a staff area, kitchen and staff W/C facilities located towards the rear of the property.

The remaining elements of the first and second floors comprise two residential flats that are sold off on long leases. The two residential flats are accessed externally to the rear of the property via external metal staircases in a shared yard, which is accessed via a secure gate to a rear passage providing access to and from Station Road via Warwick Quadrant.





Location

Redhill is a prosperous, thriving town within the London commuter belt located at the foot of the scenic North Downs in the Surrey Borough of Reigate and Banstead. Situated at the intersection of the A23 and A25 trunk roads, approximately 19 miles south of Central London, 17 miles east of Guildford and just 6 miles north of Gatwick Airport. Both the M25 London Orbital Motorway and M23 are located within three miles of Redhill.



The A23 provides access to Brighton via the M23 to the south and directly into London to the north. The M25 provides access to the A3 to the west of Redhill, providing access to London in the north and Portsmouth in the south. To the east of Redhill the M25 provides access to Dartford and Maidstone.



Redhill railway station is located in the centre of the town, and provides regular train services to London Victoria and London Bridge with a journey time of approximately 30 minutes and regular train services to Gatwick Airport arriving in approximately 10 minutes, then onwards to Brighton.

Situation

The property is situated in a prominent high street position on Redhill's prime retail pitch in a pedestrianised section of Station Road.

The Belfry shopping centre is located opposite the property, comprising Redhill's main retail pitch with numerous multiple national retailers. Marketfield Car Park is located to the south-east of the property and is within walking distance of Station Road. The Harlequin Theatre & Cinema is located to the north-east and also within walking distance to the property. Redhill benefits from Market days on Thursday, Friday and Saturday of each week, drawing a greater number of shoppers to the High Street.

'The Light' is a cinema and entertainment venue opened on High Street in June 2023, attracting over 200,000 visitors in it's first 6 months of opening and increasing footfall in the neighbouring Belfry Centre by an average of 20% (Reigate & Banstead Borough Council). It is part of a multi million pound regeneration project in the Town Centre.



Tenancies

27 Station Road is let to Sequence (UK) Limited (t/a Barnard Marcus) on a 5 year renewal lease from 17th July 2024, expiring on 16th July 2029. The current passing rent of the property is £33,000 per annum, which equates to £57.00 Zone A.

Flat 27A is let on a long lease to Miss Veronica Horley for a term of 125 years from 25th April 2014 at an annual ground rent of £250 with fixed rent reviews every 25 years.

Flat 27B is let on long lease to Mr Paul & Karen Baker for a term of 125 years from 25th April 2014 at an annual ground rent of £250 with fixed rent reviews every 25 years.

Total annual income of £33,500

Covenant Information

The property is currently let to Sequence (UK) Limited, trading as Barnard Marcus, who, as at 31/12/2023, reported a turnover of £170 Million with a Pre Tax Profit of £8 Million.

Sequence (UK) Limited is part of Connells Group, a subsidiary of the Skipton Building Society. Connells Group is the largest estate agency network in the UK, with over 80 local estate agency brands.

EPC

The retail unit has an EPC rating of 95 (D) and the flats have a rating of 76 & 78 (C) respectively, therefore exceeding the minimum standard as set out in the Minimum Energy Efficiency Standards Regulations.

VAT

The property is registered for VAT and VAT will be payable on the purchase price. However it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC).



27 STATION ROAD, REDHILL RH1 1QH

Proposal

Our client is seeking offers in excess of **£400,000 (Four Hundred Thousand Pounds)** for the freehold, subject to contract and excluding VAT. A purchase at this price will provide a **Net Initial Yield of 8.05%** assuming purchaser's costs of 4.18%.



Barry Munday

07825 136129

barry@boddyandedwards.co.uk



James Kinally

07473 145728

James@boddyandedwards.co.uk

**Boddy &
Edwards**

01483 322500

www.boddyandedwards.co.uk

5 Riverview, Walnut Tree Close,
Guildford, Surrey, GU1 4UX

Regulated by RICS

SUBJECT TO CONTRACT

Anti Money Laundering Regulations

In order to comply with anti-money laundering legislation, the purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the relevant time.

Important Notice: Boddy & Edwards is a trading name of Specialist Property Advisers UK LLP, who for themselves (for their joint agents where applicable) and for the vendors or lessors of this property give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst Specialist Property Advisers UK LLP uses reasonable endeavors to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Specialist Property Advisers UK LLP as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, expenses incurred or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No partner nor person in the employment of Specialist Property Advisers UK LLP has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details, service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The date of these particulars is November 2024.

Boddy & Edwards is the trading name of Specialist Property Advisers UK LLP, a Limited Liability Partnership Registration Number OC359911. Registered Office: Club Chambers, Museum Street, York, YO1 7DN