

FOR SALE OR TO LET



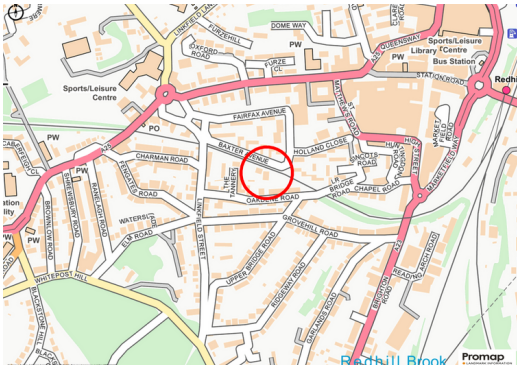
**26 OAKDENE ROAD, REDHILL
SURREY, RH1 6BT**

***Guide Price £825,000 Freehold
Guide Rent £45,000 per annum***



CHRISTOPHER ST. JAMES
Residential / Commercial / Land & Development

020 8545 0591
www.csj.eu.com
info@csj.eu.com



THE LOCATION

The site is located just a short walk to Redhill Town Centre which offers a wide range of amenities including the Belfry Shopping Centre.

Redhill Train station is a 7 Minute walk away providing trains direct to London Bridge within 30 mins including links to Croydon, Brighton & Gatwick Airport.

Major road links nearby include M23 & M25

THE DESCRIPTION

Existing single storey industrial units extending to 375 Sq m comprising office, storage and car repair space with an area of hard standing parking area.

Plot size: 0.267 acres

THE PRICE

Guide Price £825,000

Guide Rent £45,000 per annum

We understand VAT is not applicable

THE POTENTIAL

Subject to the relevant consents the land would accommodate a residential scheme of apartments and possibly a mix to incorporate houses.

Reigate & Banstead planning ref: 18/01415/OUT

An outline planning application was submitted and refused on 29th October 2018 for a detached block of 19 apartments details of which can be found on the planning portal

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.