

11 Oakdene Road, Redhill RH1 6BT
Offices/Development Opportunity

FOR SALE

White Est. 1817
& Sons



- A detached office building arranged over three floors
- Redhill train station is located approximately 0.5 miles distant
- Potential to convert the upper parts (STPP)
- Net internal area of 1,395 sq.ft (129.69 sq.m)
- Available to purchase for offers in excess of £325,000

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



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Location

The property is located just outside of Redhill town centre, in a largely residential area. Redhill contains a mixture of national and independent cafes, retailers, and restaurants. Redhill mainline train station is located approximately 0.5 miles away and offers frequent, direct services to London terminals.

The property benefits from good road connections with the A25 being located approximately 0.4 miles distant and junction 8 of the M25 is located circa 2.6 miles to the north.

Description & Accommodation

The property comprises a detached office building, arranged over three floors. The premises is divided into a number of offices, with a shower room located on the ground floor and toilet facilities on the first floor.

In 2020 it was decided that prior approval was not required for the conversion of the first and second floor to residential. Ref: 20/00581/PAP30 (STPP).

The premises have the following net internal floor areas:

Ground floor	340 sq.ft	31.72 sq.m
First floor	460 sq.ft	42.83 sq.m
Second Floor	<u>595 sq.ft</u>	<u>55.14 sq.m</u>
Total:	1,395 sq.ft	129.69 sq.m

Terms

The freehold interest is available to purchase offers in excess of £325,000.

Subject to Contract

VAT - The above guide price is quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - B (36)

Business Rates

The Valuation Office Agency describes the premises as 'Offices and premises', with a 2023 Rateable Value of £23,960. Further information relating to the 2023 Rateable Values can be found on the Valuation Office Agency Website.

Viewings

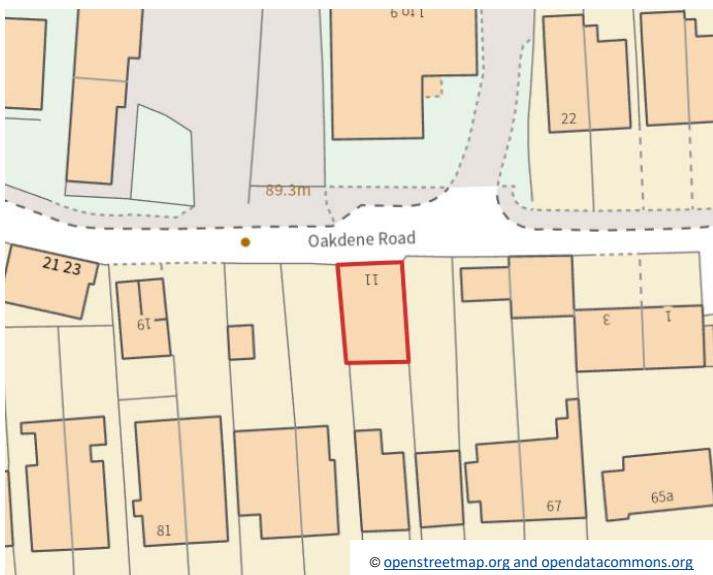
Strictly by appointment with White and Sons:

Alexander Mullett - Tel: 01306 743344

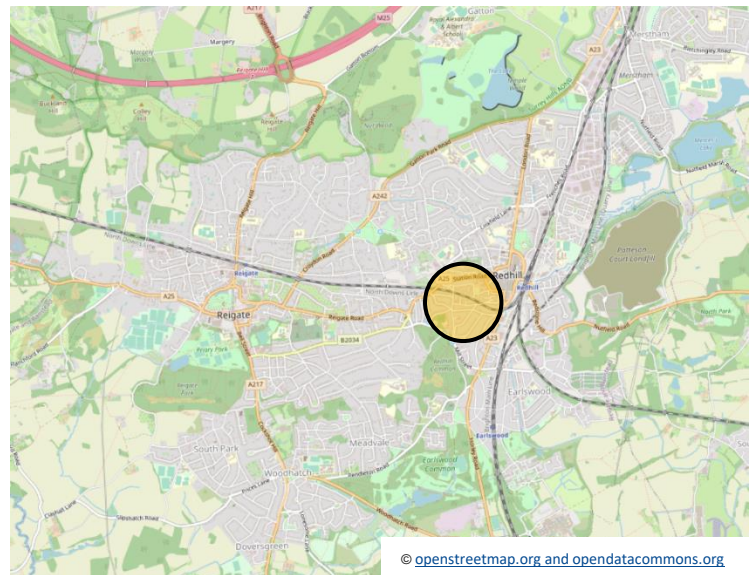
Email: alexander.mullett@whiteandsons.co.uk

Tom Dadswell - Tel: 01306 743344

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Commercial Sales & Lettings

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