

Unit 4

2-12 HIGH STREET
REDHILL | SURREY
RH1 1RH

- > USER CLASS E
- > 5,569 sq ft (517.4 sq m)
- > £65,000 PER ANNUM



MAY COMPANY
RETAIL & LEISURE SPECIALISTS

AN EXCITING RETAIL OPPORTUNITY

to let



location

Redhill is a town situated in northeast Surrey, just to the south of the M25 motorway beyond Greater London. It adjoins the town of Reigate, which is situated approximately 2 miles to the west. The town is situated approximately 24 miles south of Central London and 7 miles north of Gatwick Airport. It also has good road links; both the M25 and M23 motorways are in close proximity to the town, to the north and east respectively.

Direct train services operate every 10 to 20 minutes to either London Bridge or London Victoria train stations, with fastest journey

times of 35 minutes. This is a particular positive as the station therefore provides direct access into London's West End and the City of London.

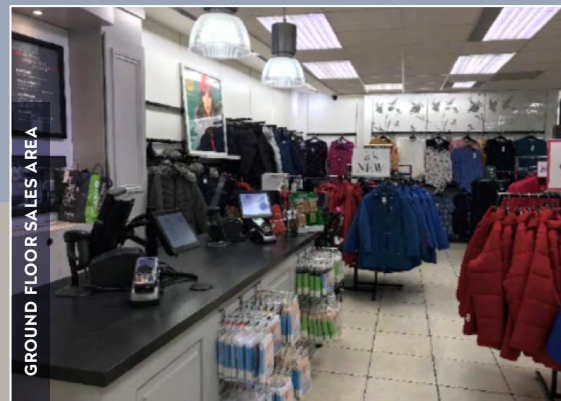
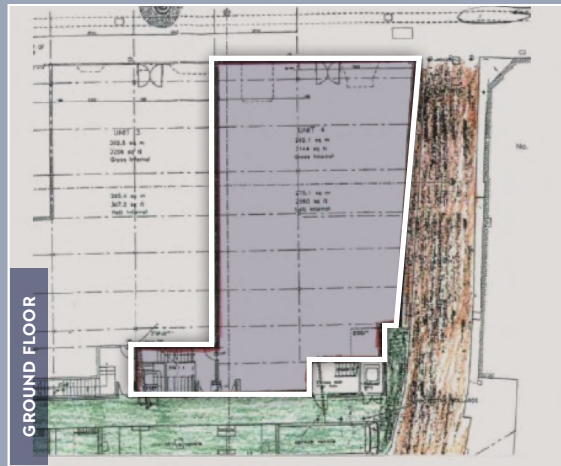
The property is situated at the edge of the prime pitch on the east side of the main High Street. It is opposite Wilkos variety store and adjacent to a BHF charity shop. Occupiers in close proximity include Boots, Savers, Clintons and Coral Betting shop.

description

The property comprises a corner unit within a larger retail parade, with Marketfield Road at the southern end.

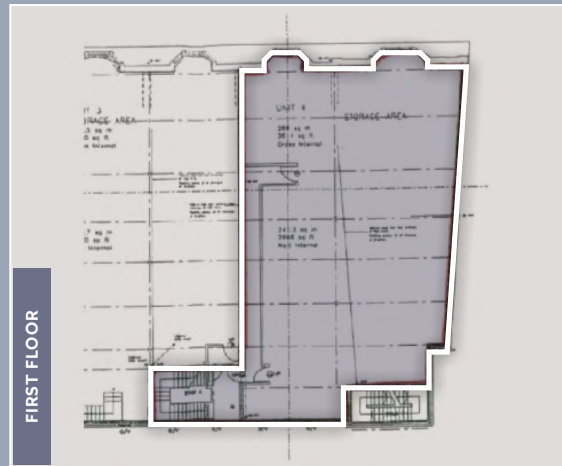
The retail unit is arranged over ground and first floor, with the ground utilised as sales area, and the entirety of the first floor as ancillary accommodation/store room.

To the rear of the ground floor there are two small offices/stock rooms, one of which is utilised as a staff break out area.



FLOOR USE	AREA	
	SQ FT	SQ M
Ground floor	2,961	275.1
First floor	2,608	242.3
Total	5,569	517.4

The floor areas have been provided by the borrower and we assume these are complete and correct and in accordance with the RICS Property Measurement 2nd Edition, published in 2018, which updated the RICS Code of Measuring Practice 6th Edition and incorporates International Property Measurement Standards (IPMS).



For further information or to arrange an inspection, please contact:

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MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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