



Opposite Redhill Station and adjacent to Town Centre



Retail  
Restaurant  
and Pub  
Opportunity

The Abbot  
Station House  
14 Station Road  
Redhill  
RH1 1NZ

October 2017

020 7236 6363  
gva.co.uk/12429



**CO  
PLAN  
ESTATES**

An **APLEONA** company

Abbot Public House

Redhill

Surrey

## Highlights

- Redhill Station Car Park, proposed development of new homes and new car park
- Former Liquid Night Club site – Planning for 140 new flats (on site)
- Striking building
- Opposite Redhill mainline station (3.9m people per year)
- Gateway site to Town Centre
- Adjacent to new Marketfield Way proposed leisure development
- Close to new flagship Sainsbury's store, Travelodge and The Gym

## Location

Redhill Surrey is an affluent commuter town directly to the South of London and a short distance from junctions 7 & 8 of the M25 with a population of close to 62,000 people, (68% ABC1 CACI category).

Major local employers include Gatwick Airport and associated services, Sutton and East Surrey Water, Santander Consumer Finance, AXA Breakdown Assistance, Travellers Insurance, AON plc, Black and Veatch, Towers and Watson and Reigate and Banstead Council.

The Abbot is opposite Redhill mainline station which serves 3.9 million commuters annually as a hub stop for the populations of Redhill and neighbouring Reigate. Station House sits on the corner of Station Road leading directly into High St and is also prominently situated on Marketfield Way, the Eastern ring road of Redhill Town Centre.

## Description

A character building currently arranged over ground, first and second floors and sitting immediately adjacent to the soon to be redeveloped Marketfield Way and a short distance

away from the newly delivered 350 space public car park and 500 space Sainsbury's car park.

## Accommodation

The property is arranged as follows:-

	SQ M	SQ FT
Ground Floor (GIA)	219.72	2,365

NB: There are level changes and 35.25 sq m (379 sq ft) is currently arranged as stock space. There are three front access doors and one to the rear.

The upper parts may be available subject to terms.

My clients are proposing a residential conversion of the upper parts however additional accommodation may be available by negotiation.

## Tenure

My clients recently acquired the freehold of the building, free of tie and are able to offer the premises on a new effectively full repairing and insuring lease on terms to be agreed.

## Business Rates

The premises are currently assessed as a public house and the current rateable value is £39,500. Alternative uses will be subject to reassessment. Further information on request.

## Quoting Rent

£67,500 pax

## VAT

TBC

## EPC

The property is assessed as a grade C, certificate available on request.

## Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

## Planning

The premises currently benefit from an existing A4 consent public house use. Under permitted development A3, A2 or A1 uses will be permitted. Alternative uses considered on a case by case basis and subject to the necessary change of use.

## Accommodation

The property is already established and our clients are proposing refurbishment to the upper parts for residential use. Attached are layouts of the ground, first and second floors.

\* Ground floor accommodation available from completion of legal formalities. First and second floor may be available.



Measured Survey Floor Plan

Ground Floor 1: 100

GIFA 219.72 sq m

For further information please contact:

**GVA**

**020 7236 6363**  
gva.co.uk

**David Hooper**

DD: 020 7911 2950

david.hooper@gva.co.uk

Or our joint agents:-



**Stephen Wrather**

DD: 020 7224 4151

stephen@wratherproperty.com

**Property ref**

gva.co.uk/12429

Our offices:

Birmingham

Bristol

Cardiff

Dublin

Edinburgh

Glasgow

Leeds

Liverpool

London

Manchester

Newcastle

GVA

65 Gresham Street, London EC2V 7NQ

GVA is the trading name of GVA Gimley Limited an Apleona company. ©2017 GVA

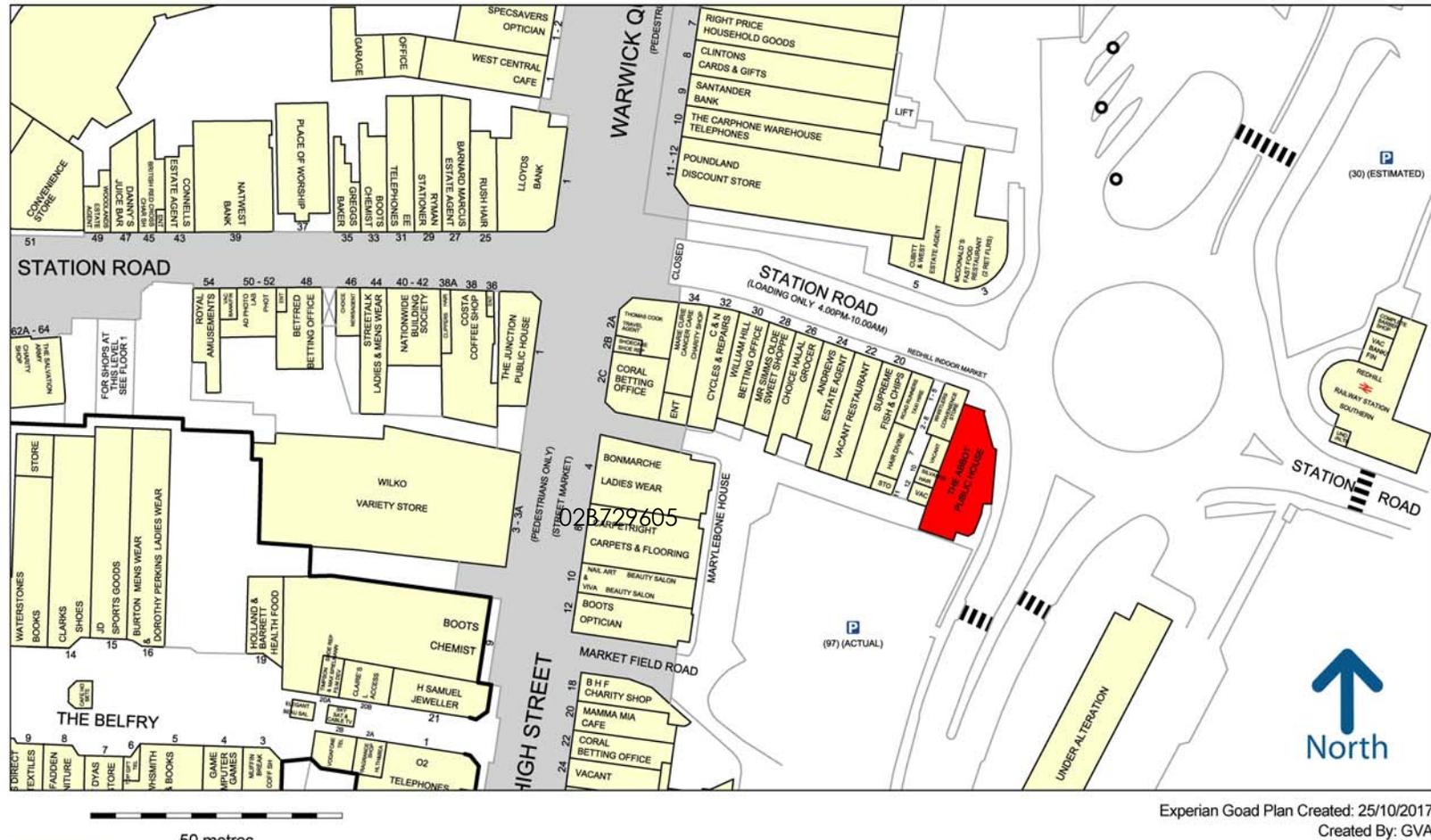
October 2017

File number: 02B729605



Redhill

**GVA**  
An **APLEONA** company



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

Experian Goad Plan Created: 25/10/2017  
Created By: GVA

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure) is provided on the following conditions:

- The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- All prices quoted are exclusive of VAT.
- GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.