

FREEHOLD WAREHOUSE/ OFFICE FOR SALE

**City&
Counties**
— Commercial —

REIGATE & BANSTEAD



43 Oakdene Road, Redhill RH1 6BT

Price £349,000



Property Type

INVESTMENT



Size

2,173 SQFT



Tenure

FREEHOLD



Borough

REIGATE & BANSTEAD



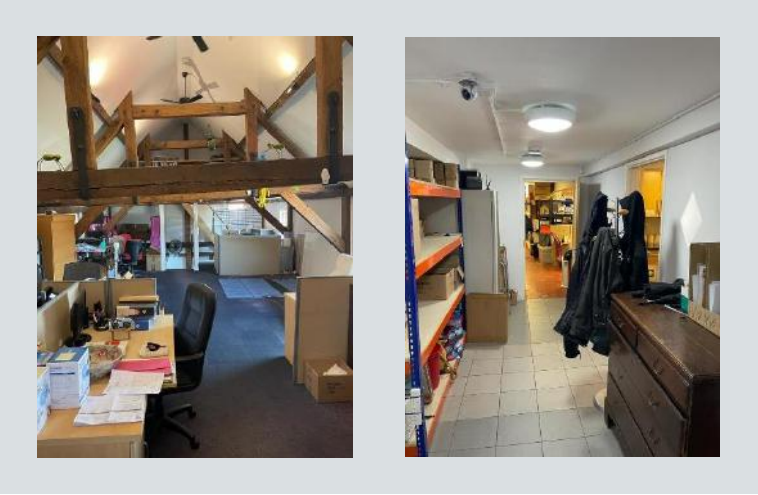
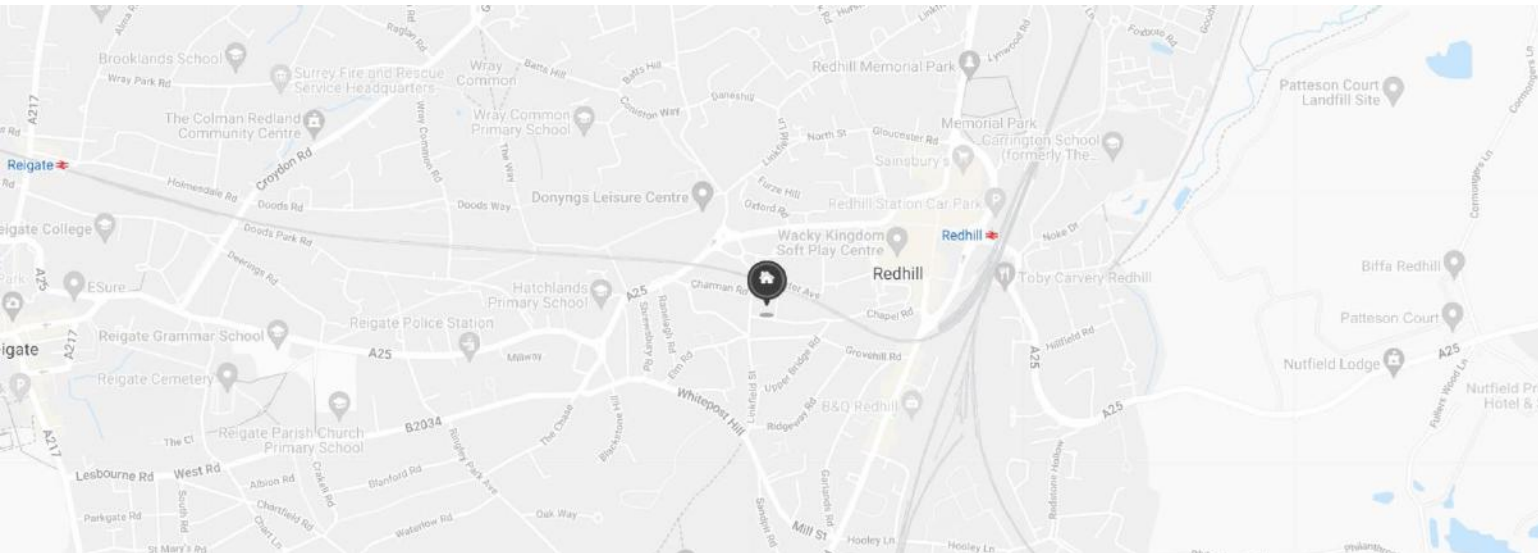
Recent Planning

NO



Existing Use

E CLASS



Tenanted

NO

Local Train Stations

Redhill (0.6 miles)

Local Amenities

Donyngs Leisure Centre (0.4 miles)
Redhill Town Centre (0.5 miles)
Belfry Shopping Centre (0.3 miles)

VAT Applicable

NO

Rateable Value

£3,700

EPC Rating

C

Additional Information

A unique opportunity to purchase a modern office space in the heart of Redhill. The property is 200 years old and once formed part of Redhill's historical tanneries.

The property is owner occupied and is being used as office space with the designated use class E. The property has been well kept and would be a perfect as a new office premises for a local business. The ground floor is currently used as storage and has a kitchen, toilets and shower, whilst upstairs is a modern open plan office space with a mezzanine floor. We consider this opportunity to be suitable for various commercial uses, including but not limited to: serviced offices, medical uses, Yoga studios, boutique gym or even a training centre.

The property does not have any pending or past planning applications; however, we believe it does have residential development potential. Being located within a conservation area and locally listed, we advise all interested parties to seek their own advice on the feasibility for planning.

Unconditional offers are encouraged in excess of £349,000 and vacant possession will be provided upon completion of the sale.

CONTACT US



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.