

## 39-41 Station Road, Redhill Surrey RH1 1QH

lot 23

### Freehold Bank Investment

- Prime pedestrianised town centre location opposite The Belfry Shopping Centre
- Let to National Westminster Bank plc on a new lease until 2022
- Nearby occupiers include Nationwide Building Society, Greggs, Costa Coffee and Betfred
- Six Week Completion Period Available

Rent  
**£77,250**  
per annum  
exclusive



### Location

Miles: 8 miles of Crawley  
19 miles south of Central London  
Roads: M25, M23, A23, A25  
Rail: Redhill Rail  
Air: London Gatwick Airport

### Situation

The property is situated in a busy pedestrianised location on the northern side of Station Road within the town's principal retail area. The property sits opposite an entrance to The Belfry, Redhill's main shopping centre, which houses retailers such as Marks & Spencer, Boots the Chemist, W H Smith and Waterstones.

Other neighbouring occupiers include Nationwide Building Society, Greggs, Costa Coffee and Betfred.

### Description

The property comprises banking hall on the ground floor and storage accommodation on the lower ground floor and office accommodation on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Lower Ground	Strong Room/Ancillary	98.57 sq m (1,061 sq ft)	<b>NATIONAL WESTMINSTER BANK PLC (1)</b>	10 years from March 2012	£77,250	2017
Ground	Banking Hall	299.00 sq m (3,218 sq ft)				
First (Rear)	Office	87.37 sq m (940 sq ft)	<b>D S REDHILL LTD</b>	999 years from completion	Peppercorn	
First (Front)	Office	48.58 sq m (523 sq ft)				
Second	Office	162.06 sq m (1,744 sq ft)				
<b>Totals</b>		<b>695.58 sq m (7,486 sq ft)</b>			<b>£77,250</b>	

(1) National Westminster Bank plc are wholly owned by the Royal Bank of Scotland Group plc, which in turn is 82% owned by HM Government. For the year ending 31st December 2010 National Westminster Bank plc reported pre-tax profits of negative £2,381,000,000, and a net worth of £14,371,000,000. (Riskdisk 30th January 2012)

### For further details please contact:

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