

FOR SALE OR TO LET



**26 OAKDENE ROAD, REDHILL  
SURREY, RH1 6BT**

***Guide Price £825,000 Freehold  
Guide Rent £45,000 per annum***

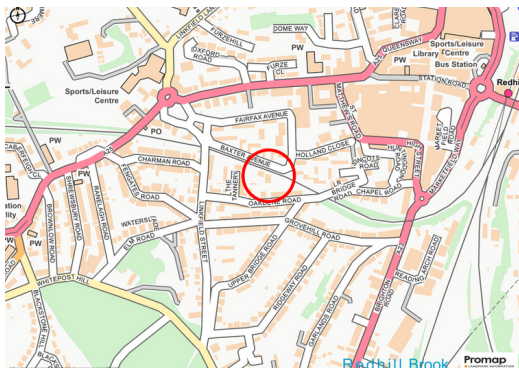


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## THE LOCATION

The site is located just a short walk to Redhill Town Centre which offers a wide range of amenities including the Belfry Shopping Centre.

Redhill Train station is a 7 Minute walk away providing trains direct to London Bridge within 30 mins including links to Croydon, Brighton & Gatwick Airport.

Major road links nearby include M23 & M25

## THE DESCRIPTION

Existing single storey industrial units extending to 375 Sq m comprising office, storage and car repair space with an area of hard standing parking area.

Plot size: 0.267 acres

## THE PRICE

Guide Price £825,000

Guide Rent £45,000 per annum

We understand VAT is not applicable

## THE POTENTIAL

Subject to the relevant consents the land would accommodate a residential scheme of apartments and possibly a mix to incorporate houses.

Reigate & Banstead planning ref: 18/01415/OUT

An outline planning application was submitted and refused on 29th October 2018 for a detached block of 19 apartments details of which can be found on the planning portal

## THE SMALL PRINT

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