

**FORMER SALVATION ARMY
CITADEL, LOWER BRIDGE ROAD,
REDHILL, SURREY, RH1 1HJ**

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

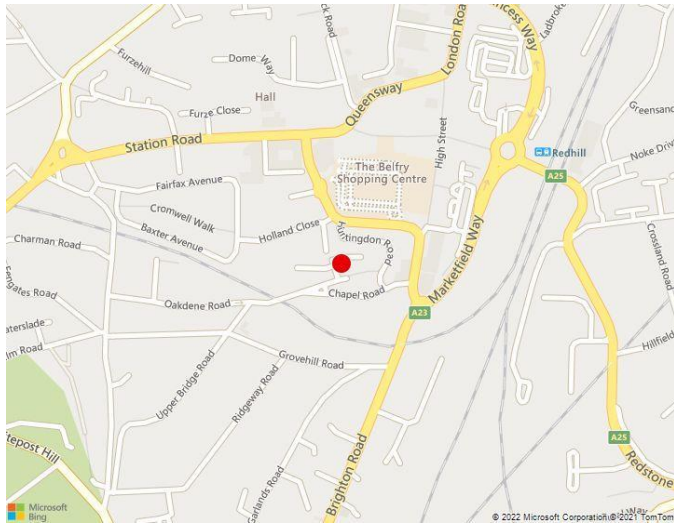


FREEHOLD FOR SALE – POTENTIAL DEVELOPMENT OPPORTUNITY

- **Prominent Town Centre Location**
- **GIA of 4,890 Sq Ft**
- **Excellent Travel Communications**
- **Suitable For A Variety Of Business Uses**

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Location

The property is prominently positioned on Lower Bridge Street, just a 3 minute walk from the town centre of Redhill, Surrey, and is situated in the Borough Of Reigate and Banstead and is closely located to the southside of J7 of the M25 & M23. Redhill provides an excellent direct trainline service to London Victoria Station & London Blackfriars Station with regular departures to the Capital and journey times of under an hour.

Description

Potential Development Opportunity. The property comprises a red-brick building constructed in the late 1800's and accommodates a double-height worship hall with spacious mezzanine seating, a secondary hall, meeting room/office space, kitchen & WC.

Accommodation

The Former Salvation Army Citadel provides the following approximate gross internal areas:

Area	Sq M	Sq Ft
GF worship hall & storage	168.94	1,818
Lower GF	129.97	1,398
Mezzanine	93.27	1,004
Storage	62.25	670
Total GIA	454.28	4,890

The property is served with mains water, drainage, gas and electricity.

Multiple parking to front and rear of property.

NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

EPC

This property is currently exempt from EPC regulations.

Rateable Value

As a community building used for charitable purposes the property is not listed on the Valuation Office Agency's (VOA) rating list as the property may benefit from an exemption of some form of business rates relief.

We would recommend checking with the local authority to ensure this is the case.

Rent/Price

Price Upon Application

Legal Costs

Each side to bear its own legal and professional costs

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

Viewing



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