

New 10 year lease from completion



# Online Auction

Thursday 11<sup>th</sup> June 2026

147 Brighton Road,  
Redhill, Surrey RH1 6PS

**abcore**  
REAL ESTATE

**SW**  
Sanderson  
Weatherall



Freehold mixed use investment  
producing £74,300 per annum  
from completion

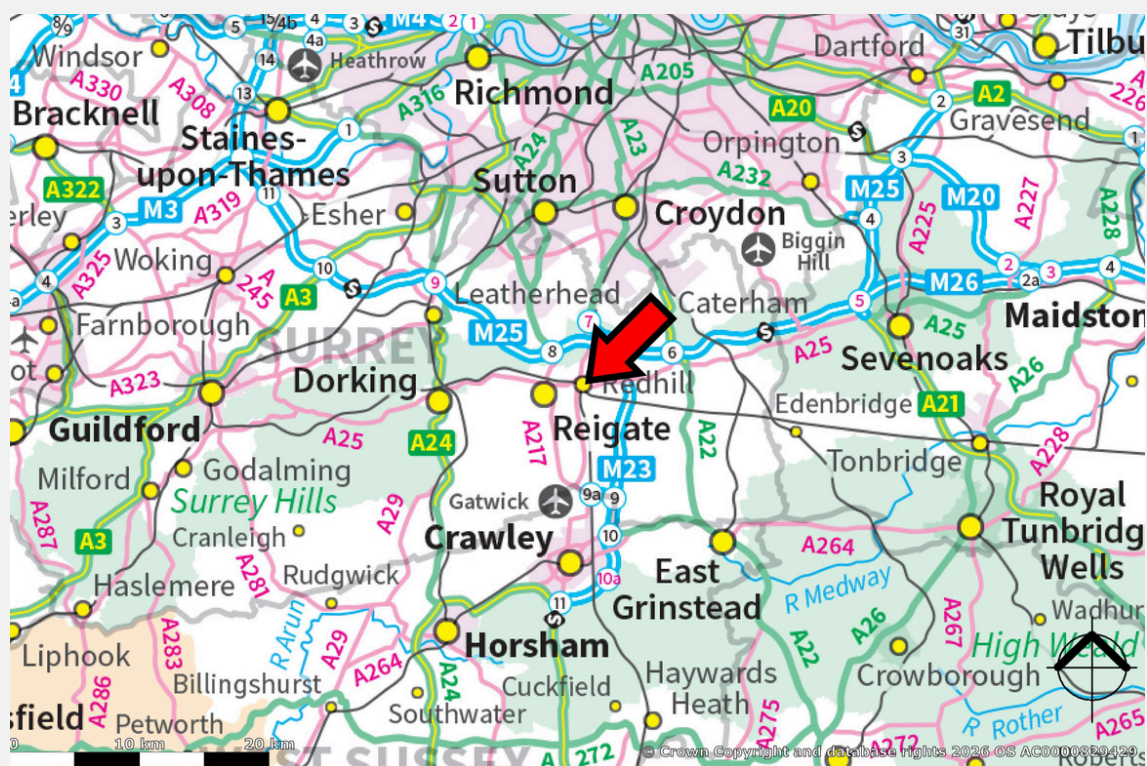
Guide Price: £685,000

Bidder security deposit: £3,500

Start time: 10.00am

### Property Summary

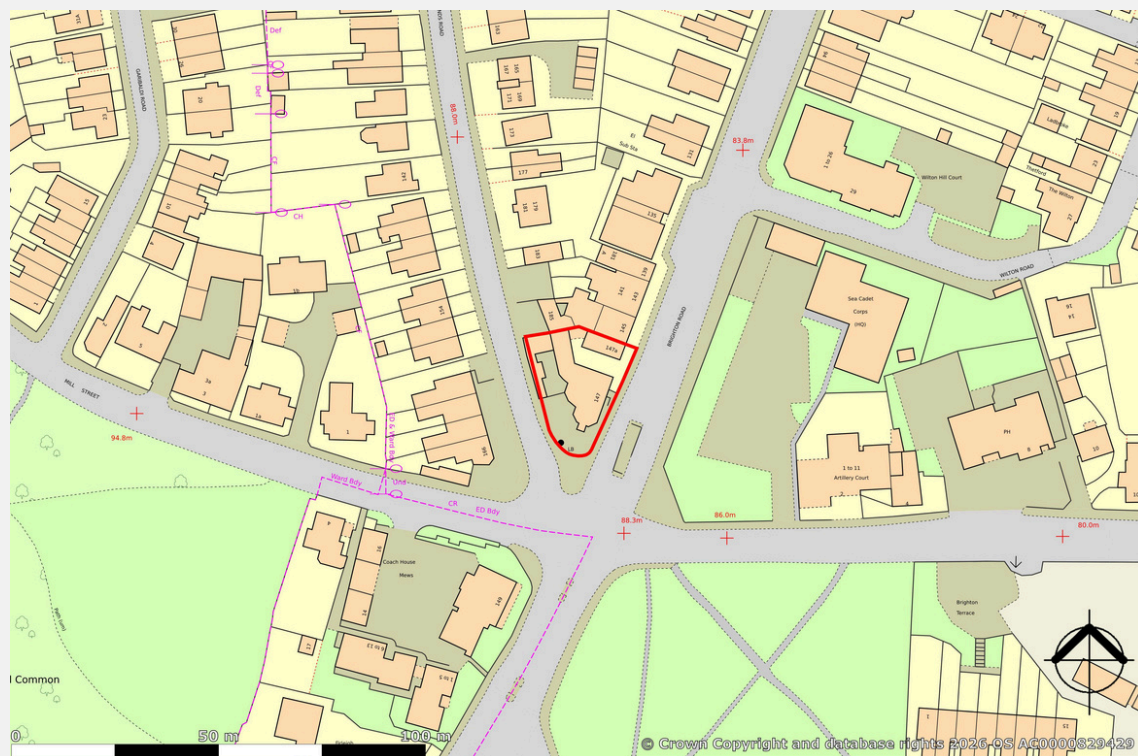
- Freehold retail/residential investment
- Retail let to Redstone Supplies Ltd t/a Redhill Plumbing Centre
- New 10 year lease from completion (1)
- Two self-contained one bedroom flats each let on periodic tenancies
- Floor-mounted, income producing telecoms mast
- Producing £74,300 per annum



## Description

The Property sits on a prominent corner site with a total site area of 0.13 acres (0.05 ha) as measured using LandInsight/Ordnance Survey.

The property comprises a prominent detached two storey mixed use building with rendered elevations beneath a pitched slate roof arranged as a ground floor retail unit with basement storage and two self-contained one-bedroom flats over the first floor that benefit from separate access from the front of the building facing Brighton Road. There is an external yard used by the retail occupier. There is parking for up to 5 vehicles with access from Garlands Road.



## Location

The affluent town of Redhill is located to the east of Reigate at the junction of the north-south A23 (London to Brighton) road and the east-west A25 (Guildford to Sevenoaks) road. Road communications are excellent with the M25 motorway (Junction 7) being close by, where it connects with the M23 motorway (Junction 8). Gatwick Airport is approximately 7 miles to the south. Redhill mainline station provides regular services to London Victoria with approximate journey times of 40 minutes.

The property is situated in a mixed use area on the west side of Brighton Road at the junction with Hooley Lane.

## Accommodation & Tenancies

Address	Floor	Use	Sq M	Sq Ft	Tenant	Tenancy	Rent (£ pa)
147 Brighton Road	Ground	Retail	54.42	586	Redstone Supplies Ltd t/a Redhill Plumbing Centre (1)	10 years from completion	£40,000
	Basement	Office Storage Storage	16.27 66.74 116.47	175 718 1,253			
Flat 1	First	Residential	One bedroom flat		Individual	Periodic tenancy	£9,600
Flat 2	First	Residential	One bedroom flat		Individuals	Periodic tenancy	£14,700
External	Yard	Telecoms	-		Cornerstone Communications Infrastructure Ltd (2)	10 years from 2016	£10,000
Total							£74,300

The floor areas have been taken from the VOA website [Find a property - Valuation Office Agency - GOV.UK](https://www.gov.uk/guidance/find-a-property)

- 1.Redhill Plumbing Centre, established in 1993, supplies a wide range of contemporary bathrooms, kitchens, and tiles to both retail and trade customers. Further information is available at [www.redhillplumbing.co.uk](http://www.redhillplumbing.co.uk). The lease includes a tenant-only break option at the end of year five, subject to six months' prior written notice.
- 2.The lease provides both landlord and tenant break options. Full details of the respective mechanisms are set out in Clauses 29 and 30.

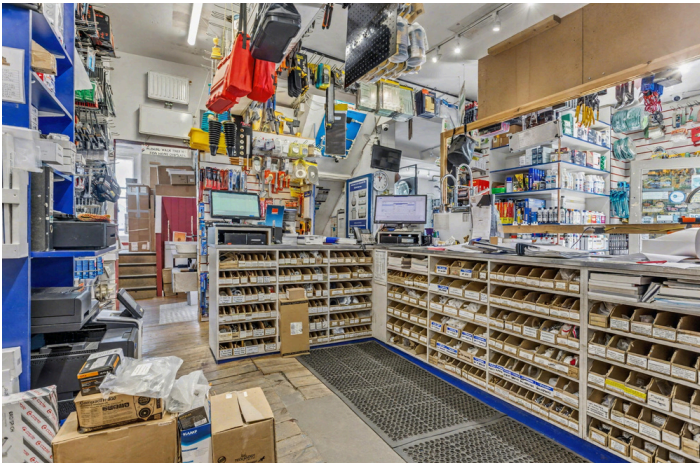


Tenure  
Freehold

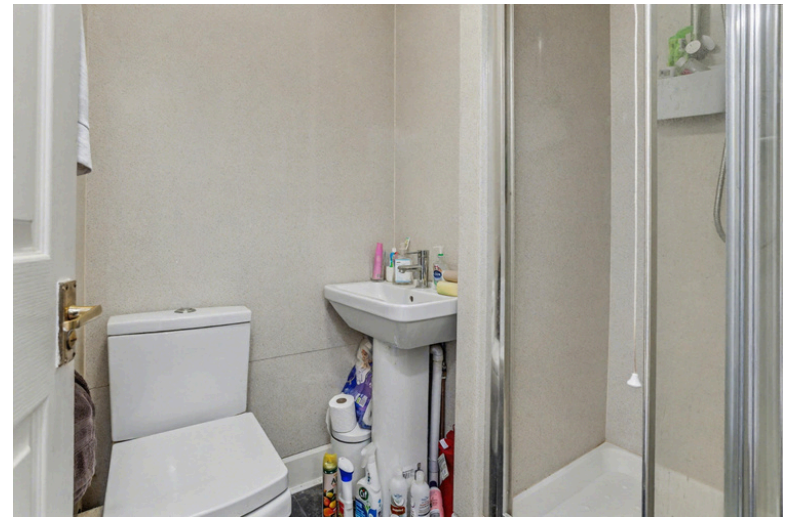
EPC  
Awaiting

VAT

Please refer to the legal documentation  
in this regard

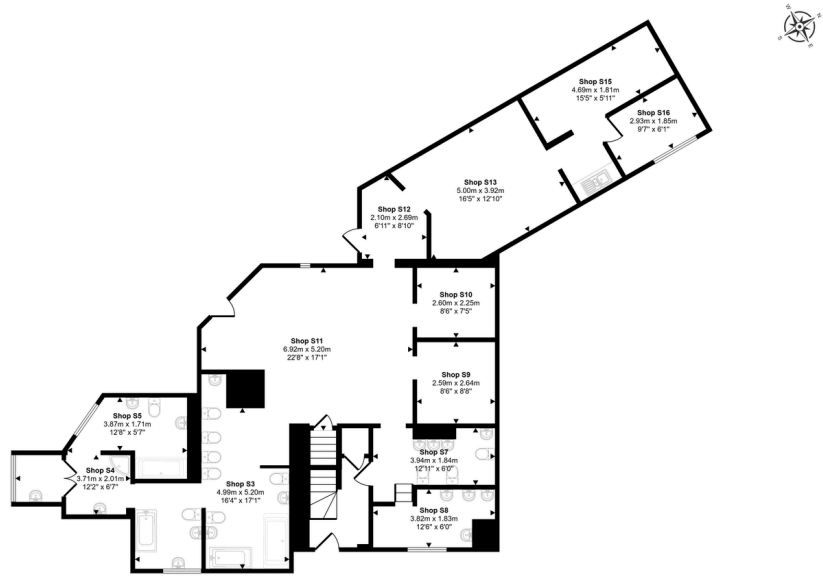


# Flat 1



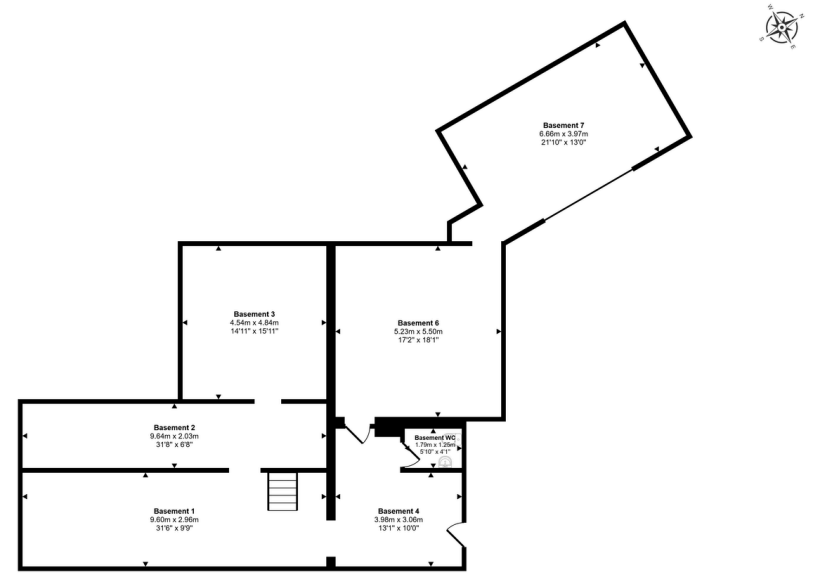
Flat 2





Ground Floor  
Approx 151 sq m / 1624 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Cellar  
Approx 151 sq m / 1629 sq ft

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First Floor  
Approx 101 sq m / 1089 sq ft

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