RAYNERS COMMERCIAL

www.raynerscommercial.com

22A Holmethorpe Avenue, Redhill, Surrey, RH1 2NL

Freehold Vehicle Repair Workshop

For Sale

PROPERTY SUMMARY

- **Freehold vehicle repair workshop for sale**
- **Gross internal area 1,267 sq.ft (117.7 sq.m)**
- **Integrated Haltec spray booth**
- **Yard area to the front and side**
- **Established location on Holmethorpe Industrial Estate**
- **Freehold Price - £265,000**
- **No VAT**

LOCATION

Holmethorpe Industrial Estate is approximately 0.5 miles to the north of Redhill town centre and Redhill Railway Station which provides fast and regular connections to London, Gatwick Airport and the South Coast. The premises are conveniently situated for the A23 / A25, Junction 7 & 8 of the M25 / M23 and Gatwick Airport (10 Miles to the South).

DESCRIPTION

A single storey auto body repair workshop with a small concrete yard area to the front and side. The unit benefits from a wide roller shutter loading door, 3-Phase power, rear office, kitchen and toilet. There is an integrated Haltec spray booth with ventilation, designed for professional vehicle paintwork. The eaves height is approximately 10'4" (3.15m).

Worksop	1,183 sq.ft	(109.9 sq.m)
External Store	84 sq.ft	(7.80 sq.m)
Total	**1,267 sq.ft**	**(117.7 sq.m)**

SALE PRICE

We are instructed to seek offers in the region of **£265,000** for the freehold, subject to contract.

Our client is selling the property due to retirement. The business has traded as KS Auto Body Repairs for over 20 years.

EPC

This property has an EPC Rating of E (108).

VAT

We understand that VAT is **not** applicable to the sale price

RATES

The Valuation Office Agency Website lists the property as "Warehouse & Premises" and advises that the 2026 Rateable Value is £11,000. Small Business Rates Relief may be applicable. Further enquiries in this regard should be made to Reigate & Banstead Council on 01737 276000

LEGAL COSTS

Each party is to bear their own legal costs

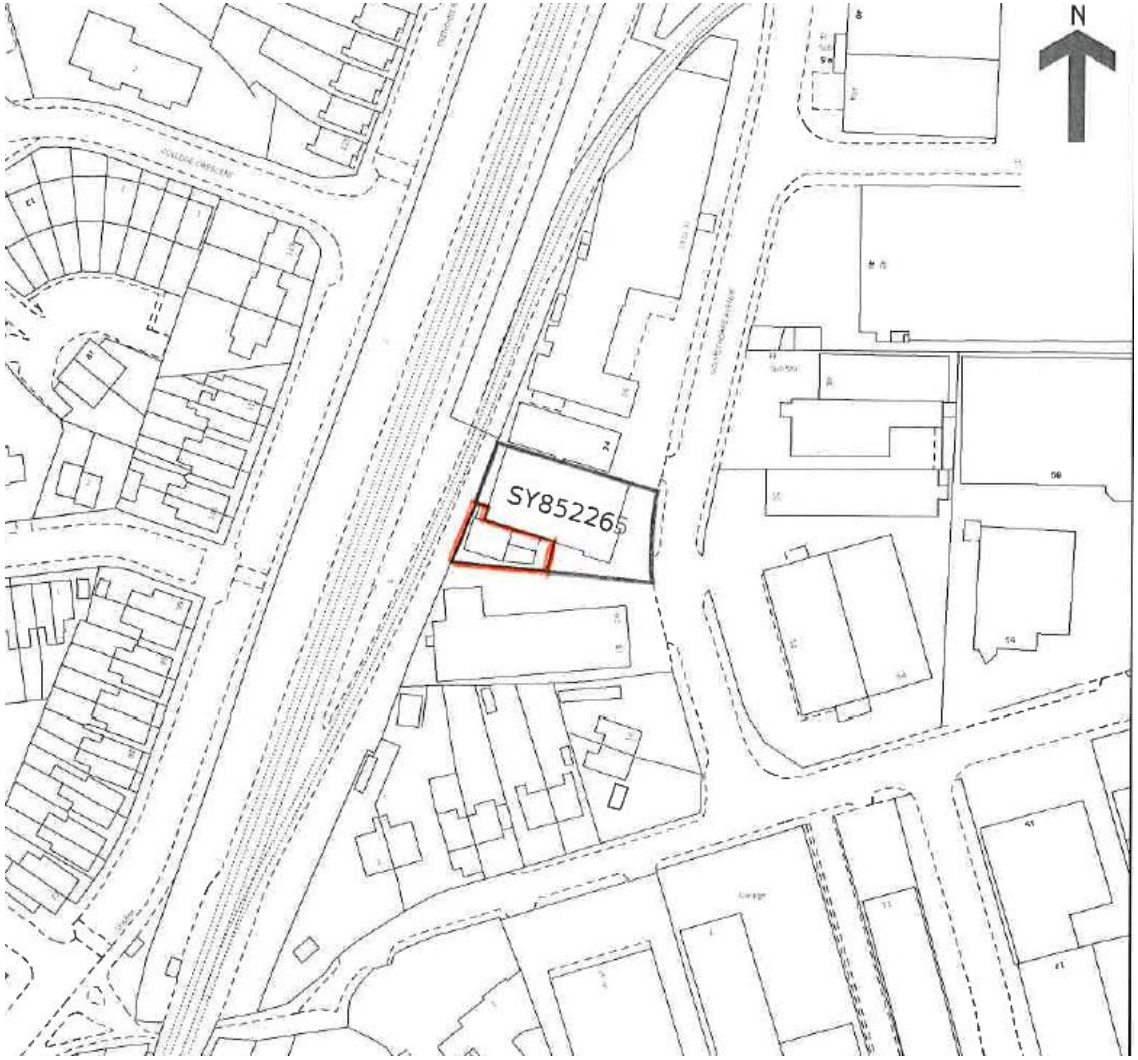
For further information or to view please contact

Daniel Lascelles MPLAN Tel: 01737 222835
Email: daniel@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835
Email: chris@raynerscommercial.com

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
www.raynerscommercial.com • enquiries@raynerscommercial.com

DISCLAIMER
Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.
No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.
No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.
The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
www.raynerscommercial.com • enquiries@raynerscommercial.com

Not to Scale, for indicative purposes only