



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 - £325,000
- 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).

|                |                    |                     |
|----------------|--------------------|---------------------|
| Workshop       | 1,183 sq.ft        | (109.9 sq.m)        |
| External Store | 84 sq.ft           | (7.80 sq.m)         |
| <b>Total</b>   | <b>1,267 sq.ft</b> | <b>(117.7 sq.m)</b> |

## SALE PRICE

We are instructed to seek offers in the region of **£325,000** 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 2023 Rateable Value is £7,500. 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**

**Joe Yorke Bsc Hons Tel: 01737 222835**

**Email: [joe@raynerscommercial.com](mailto:joe@raynerscommercial.com)**

**Chris Richards MRICS Tel: 01737 222835**

**Email: [chris@raynerscommercial.com](mailto:chris@raynerscommercial.com)**



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**Not to Scale, for indicative purposes only**

