



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

Freehold Vehicle  
Repair Workshop &  
Business

**For Sale**



## PROPERTY SUMMARY

- Freehold vehicle repair workshop & Business 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 - £305,000
- Business Price - £50,000
- 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 & BUSINESS

We are instructed to seek **£305,000** for the freehold, subject to contract.

Our client is also looking to sell their business due to retirement. The business has traded as KS Auto Body Repairs for over 20 years and financial accounts and further information are available upon request. We have also been instructed to seek **£50,000** for the existing business, goodwill, equipment, fixtures and fittings. Subject to contract.

**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**

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

