



**INVESTMENT FOR SALE**

16 Thornton Side, Merstham, Redhill,  
Surrey, RH1 2NP

## FOR SALE

Approx 2,570 sqft (238.75 sqm)

### DESCRIPTION

Opportunity to acquire an income producing long leasehold investment comprising the ground floor of a prominent building in Redhill. Forming part of the attractive Canalside development scheme built in the early 2000's the property is used as a Veterinary Surgery and the occupiers CVS (UK) Limited recently renewed their underlease of the ground floor and 4 parking spaces to the rear.

Ground Floor	2,570 sqft	238.75 sqm
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### PRICE

£600,000

### TENURE

999 year long leasehold interest from 2008. 982 years unexpired. Peppercorn rent payable to the freeholder.

### UNDERLEASE

10 year Effective FRI lease from 28<sup>th</sup> June 2024 with a 5 year tenant only break on 6 months prior notice. Lease is contracted inside the Landlord & Tenant Act 1954 Part II.

### RENTAL INCOME

£50,000 per annum exclusive.

### LOCATION

The property occupies a corner position at the western entrance of the Canalside development which comprises over 550 residential units. Other non-residential occupiers include a medical centre, pharmacy, Tesco Express and a Day Nursery. Holmethorpe Industrial Estate is to the West of the property. Redhill town centre and Station are approximately 1 mile away. The M25 Junction 8 is less than 10 minutes drive away & Gatwick Airport is approximately 7 miles to the South.

### EPC

B-35

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards - Epsom Office  
10 West Street, Epsom, KT18 7RG  
T: 01372 740555  
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### DATE      FOLIO NUMBER

May 2025    30231

### SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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