

FOR SALE | FREEHOLD

RESIDENTIAL INVESTMENT OPPORTUNITY



FURNESS HOUSE | 53 BRIGHTON ROAD | REDHILL | RH1 6SH

INVESTMENT HIGHLIGHTS

- LOCATED IN REDHILL, A POPULAR COMMUTER HUB ON THE OUTSKIRTS OF THE M25 BETWEEN LONDON AND BRIGHTON
- SITUATED JUST 3 MILES SOUTH OF JUNCTION 8 OF THE M25 WITH EXCELLENT LINKS TO LONDON AND THE SOUTH EAST
- FAST COMMUTE TO LONDON WITH TRAIN SERVICES INTO LONDON BRIDGE AND LONDON VICTORIA IN APPROXIMATELY 30 MINUTES
- ARRANGED OVER FIVE FLOORS
- RECENTLY CONVERTED FROM BI OFFICES
- TOTAL FLOOR AREA OF 26,637 SQ FT (2,474.65 SQ M)
- COMPRISES 71 APARTMENTS (19 SOLD OFF ON LONG LEASES)
- 76 CAR PARKING SPACES
- CURRENT APPROXIMATE GROSS CONTRACTUAL RENT PASSING OF £45,000 PER CALENDAR MONTH (£540,000 PER ANNUM)
- FREEHOLD

OFFERS INVITED

FURNESS HOUSE

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LOCATION



FURNESS HOUSE IS LOCATED IN REDHILL. A POPULAR COMMUTER TOWN IN THE REIGATE AND BANSTEAD DISTRICT OF SURREY. APPROXIMATELY 20 MILES SOUTH OF CENTRAL LONDON AND 25 MILES TO THE NORTH OF BRIGHTON.

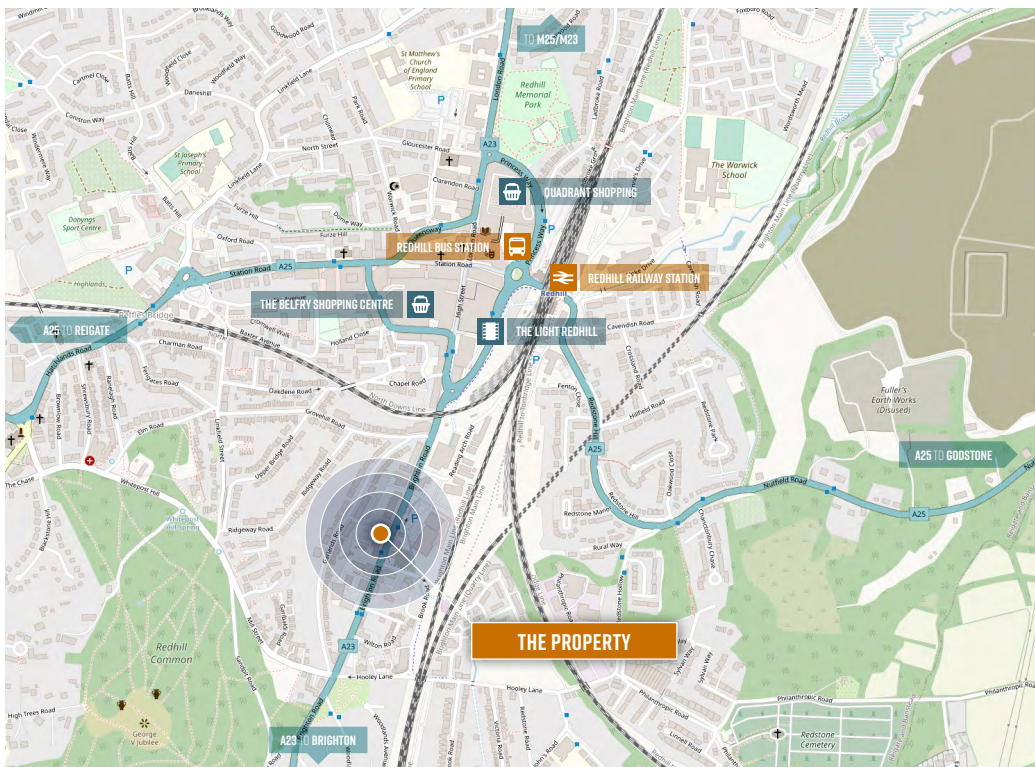
The town's close proximity to the M25, with Junction 8 some 3 miles to the north west, allows excellent connections to the UK's national motorway network with the M23 (Junction 9) to the east accessed via the A23 giving access to Brighton and the south coast.

The town has excellent rail access, with a direct train service to London Victoria (29 minutes) and London Bridge (33 minutes) operating every 10 minutes at peak times. The station also provides a regular service to nearby Gatwick Airport (7 minutes) and Brighton (45 minutes).

The town is well positioned for London's main international airports, located 6 miles to the north of Gatwick and 32 miles south east of Heathrow.

Redhill is currently benefiting from significant regeneration through both private and publicly funded development projects that are being undertaken to improve the town. Plans look to further improve the current Redhill Railway Station with a vision of creating a new gateway and pedestrianised environment, new sustainable homes, retail spaces and public realm improvements.

STRATEGIC LOCATION



6 MIN. THE BELFRY SHOPPING CENTRE



9 MINUTES REDHILL STATION



8 MINUTES GRATTON PARK



11 MINUTES M25 JUNCTION 7



14 MINUTES GATWICK AIRPORT



31 MINUTES CROYDON



50 MINUTES BRIGHTON



30 MINUTES LONDON BRIDGE STATION

**JOURNEY
TIMES**
FROM
FURNESS HOUSE

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DESCRIPTION

FURNESS HOUSE IS A BESPOKE COLLECTION OF 71 CONTEMPORARY ONE AND TWO BEDROOM APARTMENTS SET OVER FOUR FLOORS.

The property fronts the Brighton Road which connects London and Brighton on the south east coast.

Originally constructed in 1980s as a self contained office building of around 2,474sq m (26,637sq ft) situated on a 0.83 acre (0.34 hectare) site.

The conversion from B1 office to C3 residential accommodation completed in June 2020 comprising 71 apartments of which 19 have now been sold on 130 year leases. The remaining 52 apartments, made up of 47x 1 bedroom apartments and 5x 2 bedroom properties, along with the freehold interest, are included in the sale. The majority are let on standard AST's.

The property has the benefit of 76 car parking spaces within the car park to the rear of the property. Each property has the benefit of one space and 18 have been sold off.

Current approximate Gross Contractual Rent Passing of £45,000 per calendar month (£540,000 per annum).



SPECIFICATION



EACH APARTMENT BENEFITS FROM THE FOLLOWING SPECIFICATION:

GENERAL

- Oak veneer interior doors
- USB charging points
- High-quality flooring, fitted throughout as stated
- Brushed chrome door furniture
- Two lifts & secure entrance lobby
- Video entry
- Sky Q enabled**
- Underfloor heating***
- Ten-year latent defect warranty

KITCHEN

- Contemporary fitted kitchen
- Soft-close units
- Elegant worktop and full height upstand
- Unit LED downlighters
- Lamona single fan oven*
- Lamona touch control ceramic hob*
- Lamona integrated fridge freezer*
- Integrated recycling bin
- USB charging socket
- Karndean vinyl flooring

BEDROOM

- High-quality, fully fitted wool carpet
- Oak veneer internal doors
- USB charging socket
- TV point

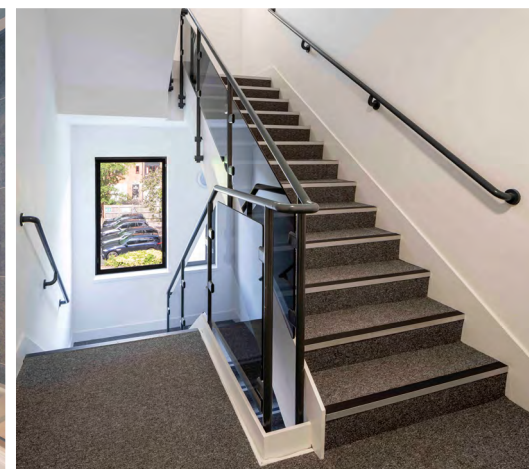
LIVING ROOM

- Karndean vinyl flooring
- Oak veneer interior doors
- Dimmable spotlights
- TV, telephone & satellite points**

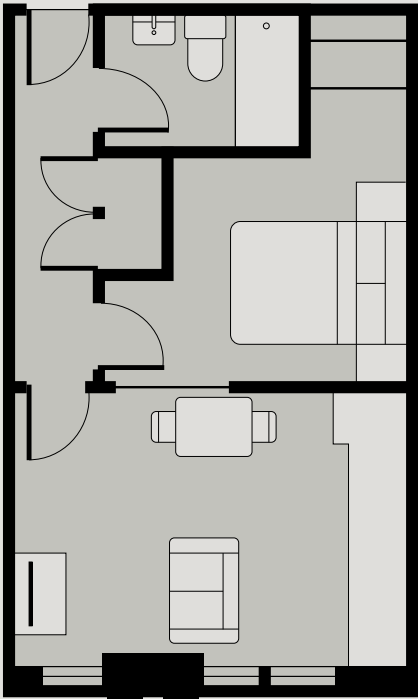
* 3-year manufacturer's warranty

** Service provider to connect

*** Exceptions apply on certain plots



TYPICAL APARTMENTS

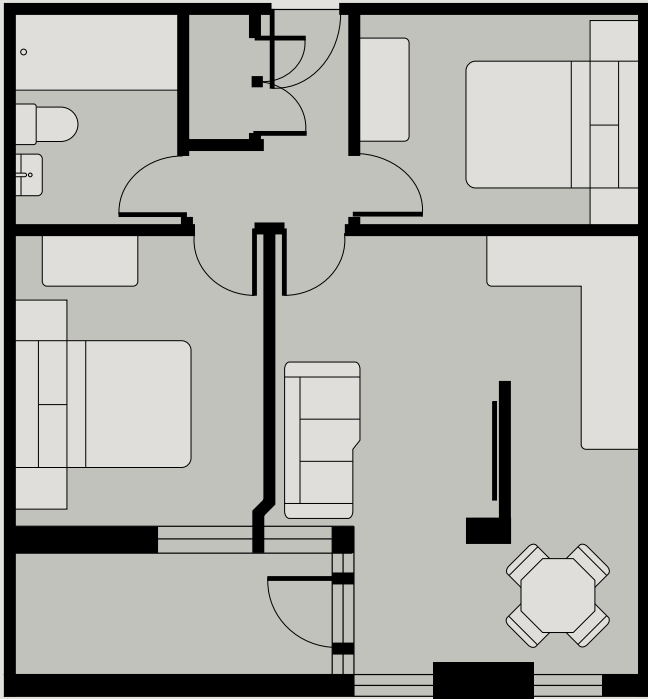


TYPICAL
ONE BED
APARTMENT

NUMBER OF UNITS	47
Maximum size	45.9 sq m 495 sq ft
Minimum size	31.9 sq m 344 sq ft

FLOOR AREAS TO BE CONFIRMED.

PLAN NOT SHOWN TO SCALE.



TYPICAL
TWO BED
APARTMENT

NUMBER OF UNITS	5
Maximum size	64 sq m 689 sq ft
Minimum size	48 sq m 517 sq ft

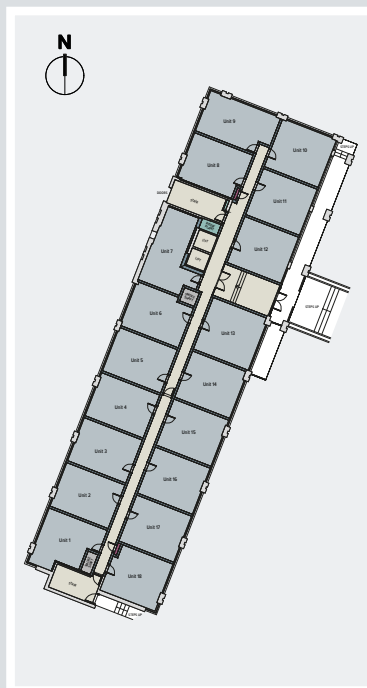
FLOOR AREAS TO BE CONFIRMED.

PLAN NOT SHOWN TO SCALE.



FLOOR PLANS

GROUND FLOOR



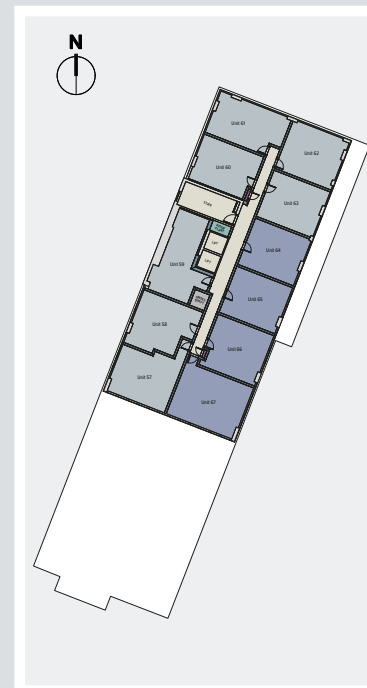
FIRST FLOOR



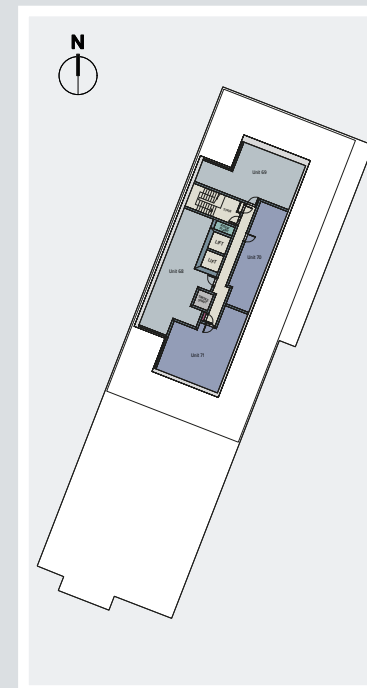
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



> [CLICK ON INDIVIDUAL PLANS FOR LARGER VIEW.](#)

FURTHER INFORMATION

PLANNING

A prior approval consent was granted under reference 18/01969/PAP30.

TENURE

Furness House is held freehold under title number SY562242.

EPC'S

EPCs can be accessed via our dataroom.

VAT

The Property is elected for VAT. Any bid and the sale contract will be on a VAT exclusive basis albeit we anticipate the sale being treated as a Transfer of a Going Concern (TOGC).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

DATAROOM

Available upon request.

SALE BY ADMINISTRATORS

Offered for sale on behalf of **Georgina Eason** and **James Snowdon**, the Joint Administrators ('the Administrators'). The Administrators offer no title or collateral warranties associated with this property or transaction. The Administrators act without personal liability.

PRICING

All interested parties to enquire via the joint agents.

VIEWINGS

Strictly by appointment only.



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ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed.

Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers / funders / lessee.

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July 2023

Watling Real Estate Limited registered in England and Wales number 12274226.

Registered office: 5-6 Greenfield Crescent Edgbaston, Birmingham, England, B15 3BE. Regulated by RICS.

CSquared Real Estate LLP registered office: 82 Walcot Street, Bath, England, BA1 5BD

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GROUND FLOOR



- Apartment
- Apartment sold
- Communal areas / corridors
- Smoke shafts
- Riser/Plant

> [CLICK ON PLAN TO RETURN TO MAIN TEXT.](#)

FIRST FLOOR



- Apartment
- Apartment sold
- Communal areas / corridors
- Smoke shafts
- Riser/Plant

> [CLICK ON PLAN TO RETURN TO MAIN TEXT.](#)

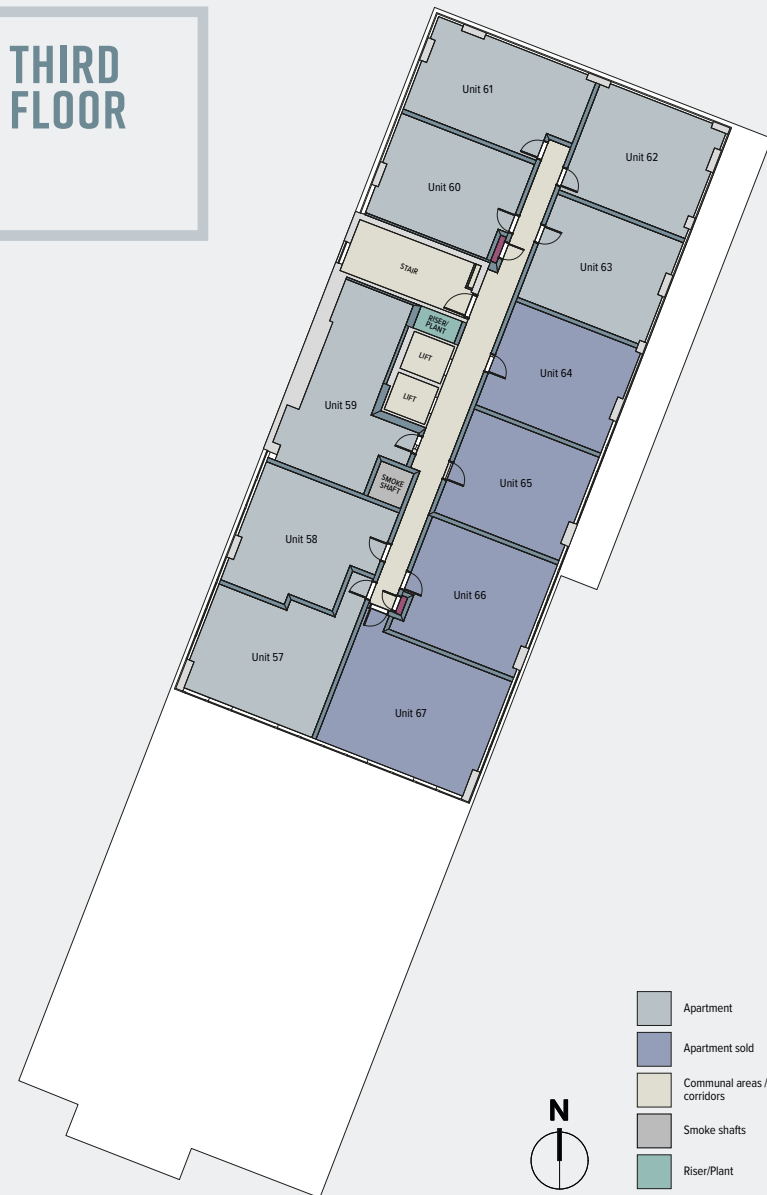
SECOND FLOOR



- Apartment
- Apartment sold
- Communal areas / corridors
- Smoke shafts
- Riser/Plant

> [CLICK ON PLAN TO RETURN TO MAIN TEXT.](#)

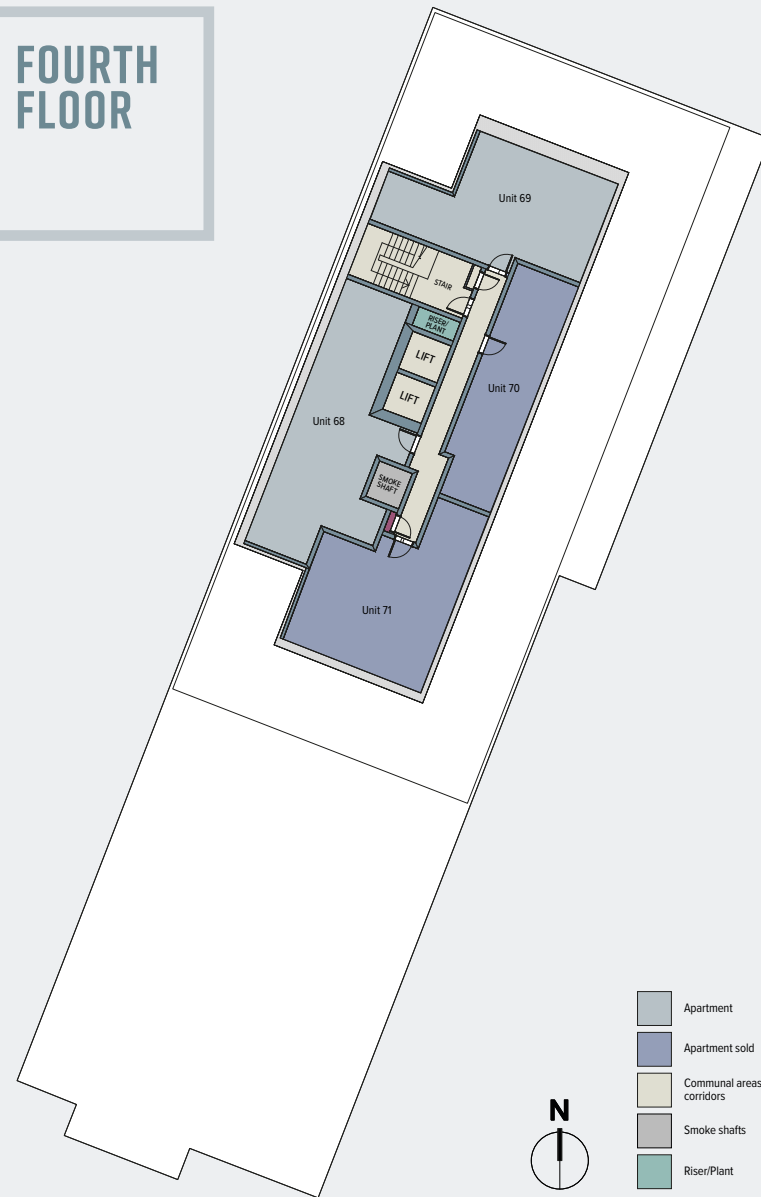
THIRD FLOOR



- Apartment
- Apartment sold
- Communal areas / corridors
- Smoke shafts
- Riser/Plant

> [CLICK ON PLAN TO RETURN TO MAIN TEXT.](#)

FOURTH FLOOR



- Apartment
- Apartment sold
- Communal areas / corridors
- Smoke shafts
- Riser/Plant

> [CLICK ON PLAN TO RETURN TO MAIN TEXT.](#)