



Jolly Brickmakers

58-60 Frenches Road, Redhill, Surrey, RH1 2HP

Freehold £625,000

- Residential location close to employment hub
- Two-storey end-of-terrace public house
- Two bar areas
- Four bedroom accommodation
- Rear trade patio
- Potential for continued or alternative use (STPP)

Ref: 95212

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 **Sidney
Phillips**



LOCATION

The Jolly Brickmakers is situated in the affluent Surrey commuter town of Redhill, within the Borough of Reigate and Banstead. The town, which adjoins the town of Reigate, is situated approximately 17 miles south of Central London, close to the Surrey Hills Area of Outstanding Natural Beauty. This bustling town boasts a pedestrianized high street with shopping centre, good schools and all necessary amenities. The property itself is situated on Frenches Road, within a densely populated residential area. It lies a stones throw from a large light industrial/retail estate, which brings much employment to the area.

The town lies a short distance from J7 of the M25 which in turn provides access to the M23 running between Brighton, Gatwick Airport and into London beyond. The nearby A25 also provides fast road access to other affluent commuter towns such as Reigate, Dorking, and Sevenoaks. Redhill is serviced by a number of railway stations, the nearest of which is Earlswood, with services to Gatwick Airport, London Bridge and Horsham.

The Jolly Brickmakers occupies a two-storey end-of-terrace public house, understood to have originally been constructed as three cottages. The property has a footprint in the region of 1,936 ft², sitting on a plot measuring approximately 3,745 ft². The property is not a listed building and does not fall within a conservation area.

GROUND FLOOR

- BAR: With carpeted flooring and wood-built bar servery. Seating for 12 with additional stools at the bar and room for more standing.
- GAMES ROOM: With carpeted flooring, bar servery and part-panelled walls.
- GENTLEMEN'S TOILETS
- LADIES TOILETS
- TRADE KITCHEN: With extractor and non-slip flooring.
- CELLAR

FIRST FLOOR

- KITCHEN
- FAMILY BATHROOM
- LIVING ROOM
- DINING ROOM
- FOUR DOUBLE BEDROOMS

EXTERNAL

- REAR TRADE PATIO: With smoking solution. Seating for 25-30.
- YARD

THE BUSINESS

The property is let to a third party operator, however will be sold with vacant possession. No trade is sold or warranted. Trade accounts are under the ownership of the Tenant are not available for examination.

LICENCE

A full Premises Licence is held:
14/01013/LAPREM

SERVICES

All mains services are connected.

Local Authority: Reigate and Banstead Borough Council

Rateable Value: £9,800

Council Tax: Band A



TENURE & PRICE

FREEHOLD 625,000

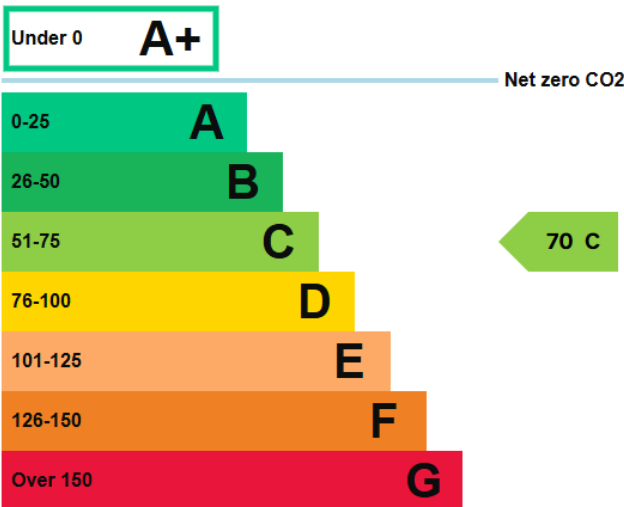
SOLD AS SEEN WITH VACANT POSSESSION

Trade fixtures and fittings currently within the premises are under the ownership of the outgoing Tenant and are not included in the sale. Any fixtures and fittings that remain on the premises at the time of completion will be included in the sale, with the exception of any third party items and items such as beer raising and cellar cooling equipment, branded items, and gaming machines etc. which will be excluded. An inventory will not be provided. The vendors will not be required to remove such items that remain on the premises.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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