



INVESTMENT FOR SALE

HS HUGGINS STUART
E EDWARDS

16 Thornton Side, Merstham, Redhill, RH1 2NP
£600,000 LONG LEASEHOLD

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

FOR SALE

Approx 2,570 sqft (238.75 sqm)

DESCRIPTION

Opportunity to acquire the long leasehold interest in the ground floor of a prominent building 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 28th 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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www.hsedwards.co.uk



The Village
Veterinary Centre
01737 646212

The Village
Veterinary Centre

THORNTON SIDE

POLITE NOTICE