

Horley

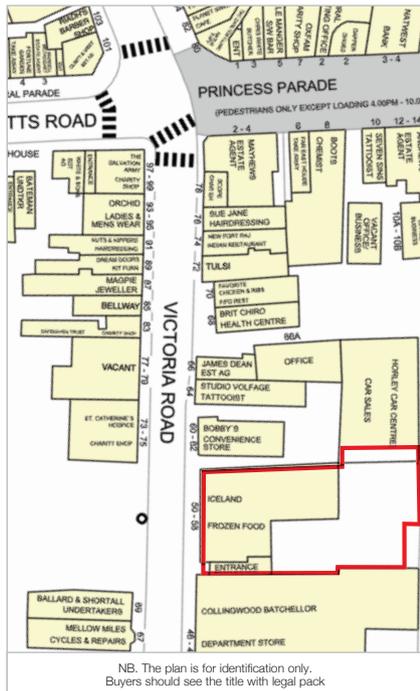
Gateway House

50-58 Victoria House

Surrey

RH6 7PZ

- **Freehold Shop and Office Investment**
- Comprising 613.14 sq m (6,600 sq ft) office accommodation
- Situated in an established trading location
- Part let to Iceland on a new lease expiring 2022
- May lend itself to residential conversion (1)
- Total Current Rents Reserved **£112,500 pa**



NB. The plan is for identification only. Buyers should see the title with legal pack



Tenure
Freehold.

Location

Horley is located within 2 miles of Gatwick Airport, 5 miles north of Crawley and 6 miles from Reigate. The town benefits from excellent communications, with its proximity to Junction 9 of the M25 Motorway which provides easy access to the M25 London Orbital Motorway.

The property is situated on the north side of Victoria Road, an established commercial road in Horley, between its junctions with Massetts Road and Consort Way E. Horley Overground Rail Station is a short distance to the south. Occupiers close by include Waitrose, Boots the Chemist, Costa, Barclays Bank, Lloyds Bank, Subway, Age UK and Halifax, amongst many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor supermarket with self-contained offices on the first and

second floors above, which are accessed from the front. To the rear, the property benefits from car parking for 23 cars.

Planning (1)

Part or whole of the property may lend itself to residential conversion, subject to obtaining the necessary consents. Buyers are referred to Reigate and Banstead Borough Council for further information. Web Address: www.reigate-banstead.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

Ground Floor – EPC Rating 88 Band D (Copy available on website).
Upper Floors – EPC Rating 107 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Iceland Foods Limited (2)	Gross Frontage 20.60 m (67' 7") Net Frontage 20.20 m (66' 3") Shop Depth 16.73 m (54' 10") Built Depth 30.49 m (100' 0") Ground Floor (GIA) 504.50 sq m (5,430 sq ft) Car Parking	5 years from 29.08.2017 FR & I	£52,500 p.a.	Reversion 2022
First and Second Floors	Stark Software International Limited (3)	First Floor 306.57 sq m (3,300 sq ft) Second Floor 306.57 sq m (3,300 sq ft) Total 613.14 sq m (6,600 sq ft) Car Parking	A reversionary lease commencing 29.08.2018, expiring 28.07.2022 FR & I subject to a schedule of condition	£60,000 p.a.	Reversion 2022
		Total	1,085.04 sq m (11,680 sq ft)		

Total £112,500 p.a.

(2) For the year ended 24th March 2017, Iceland Foods Limited reported a turnover of £2.7705bn, a pre-tax profit of £67.3m, shareholders' funds of £803m and a net worth of £784.1m. (Source: Experian 23.08.2017.)
(3) For the year ended 31st May 2016, Stark Software International Limited reported a turnover of £12.27m, a pre-tax profit of £2.405m, shareholders' funds of £4.2m and a net worth of £4.2m. (Source: Experian 23.08.2017.)
(4) Net internal floor areas provided by the vendor.

