

Horley
Consort Way
Victoria Road
RH6 7AF

- **Virtual Freehold Shops, Dental Surgery and Vacant Kiosk and Commercial First Floor**
- To be offered as 3 Lots
- Well located in the town centre
- Upper parts with potential for various uses subject to the necessary consents
- Total Current Rents Reserved

£35,000 pa
(subject to the
completion of the
lease of Units 6 & 7)

SIX WEEK COMPLETION
AVAILABLE



First Floor Accommodation



Dental Surgery entrance (Lot 89) and Vacant Kiosk (Lot 90)



Shop to be fitted out as a Fish & Chip Restaurant Lot 88

Tenure

Virtual Freehold. Each Lot to be held on a lease for a term of 999 years from completion at a peppercorn rent. The freehold interest of Lots 85 to 90 is offered as Lot 118.

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 M23 Motorway which provides easy access to the M25 London Orbital Motorway. The properties are situated in the heart of the town centre with road frontages to Victoria Road and Consort Way. Occupiers close by include Lidl, Martins, Barclays Bank, Nationwide, Betfred and a wide range of local retailers and offices.

Description

A double unit which is due to be fitted out as a fish and chip restaurant (Lot 88), a dental surgery, with a ground floor entrance and first floor surgery (Lot 89) and a kiosk and first floor accommodation which is suitable for various uses, subject to consent (Lot 90).

VAT

VAT is applicable to these lots.

Documents

The legal packs will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Lot	No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
88	6 & 7 Consort Way	Under offer to Sukru Bakici (Fish & Chip Shop – fitting out soon)	Gross Frontage	15.05 m	(49' 5")	Terms agreed for a new 10 year lease Rent review in the 5th year Effectively FR & I by way of service charge Tenant break option in the 5th year 9 months rent free (1). 6 month rent deposit	£20,000 p.a.	Rent Review 2018
			Shop & Built Depth	10.3 m	(33' 9")			
			Ground Floor	132.35 sq m	(1,425 sq ft)			
			First Floor	149.7 sq m	(1,611 sq ft)			
89	98 Victoria Road First Floor	Dental Surgery	Ground Floor (entrance)			Holding Over	£15,000 p.a.	Holding Over
			First Floor	104.1 sq m	(1,121 sq ft)			
90	Kiosk and First Floor Victoria Road	Vacant	Gross Frontage	7.25 m	(23' 9")			
			First Floor (2)	942.8 sq m	(10,148 sq ft)			

- (1) We are informed that the tenant has committed to spend £50,000 on his fitout. The rent free period is conditional on this sum being spent and signed off by the landlords surveyor.
(2) The self-contained first floor is presently accessed via an entrance on Victoria Road, however has the potential to interconnect with the kiosk, subject to a staircase being put in place. Not inspected by Allsop, areas provided by Vendor.

Total £35,000 p.a.