

93-95 Victoria Road, Horley, Surrey RH6 7QH  
Vacant Retail unit with Vacant Offices above

# FOR SALE

**White** Est. 1817  
& Sons



- Rare opportunity to acquire a fully vacant property with potential (STTP)
- Excellent town centre location
- Ground floor retail unit with net internal area of 952 sq.ft (88.44 sq.m)
- Vacant first & second floor office with net internal area of 1,639 sq.ft (152.27 sq.m)
- Rear ancillary storage/ parking area
- Freehold interest available for £600,000

## 200 Years of Property Excellence

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## Location

The premises are located in an excellent location within the centre of Horley and just a five-minute walk from Horley Station. Gatwick Airport is only 2 miles to the South of the property.

Horley is a prosperous town with a large number of restaurants, bars, pubs and shops including a good mix of independent retailers.

## Description & Accommodation

The property comprises a three-storey building in the centre of Horley.

The ground floor comprises a double fronted retail unit with storage to the rear, as well as male and female toilet facilities and kitchen.

The first and second floors are accessed from the front of the property and provide spacious office accommodation with an internal staircase.

The area immediately to the rear of the premises provides a basic storage structure with space to park one car.

The premises have the following net internal floor areas:

Ground Floor	913 sq.ft	84.82 sq.m
Rear Kitchen	<u>39 sq.ft</u>	<u>3.62 sq.m</u>
Total	952 sq.ft	88.44 sq.m
First Floor	750 sq.ft	69.68 sq.m
Second Floor	<u>889 sq.ft</u>	<u>82.59 sq.m</u>
Total	1,639 sq.ft	152.27 sq.m

Outside ancillary storage

## Terms

The freehold interest is available to purchase for £600,000 with full vacant possession. **Subject to Contract.**

## VAT

We understand that VAT is not applicable to the purchase

## Costs

Each party is to pay their own fees in relation to the purchase

## EPC

EPC Rating - Awaiting EPC

## Business Rates

The Valuation Office Agency describes the ground floor premises as 'Shop and Premises' with a 2023 rateable value of £12,500 the current UBR is 49.9 pence in the £.

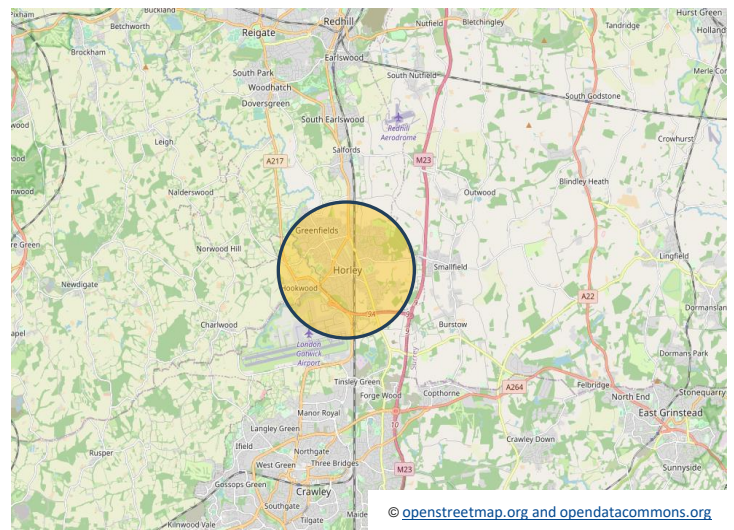
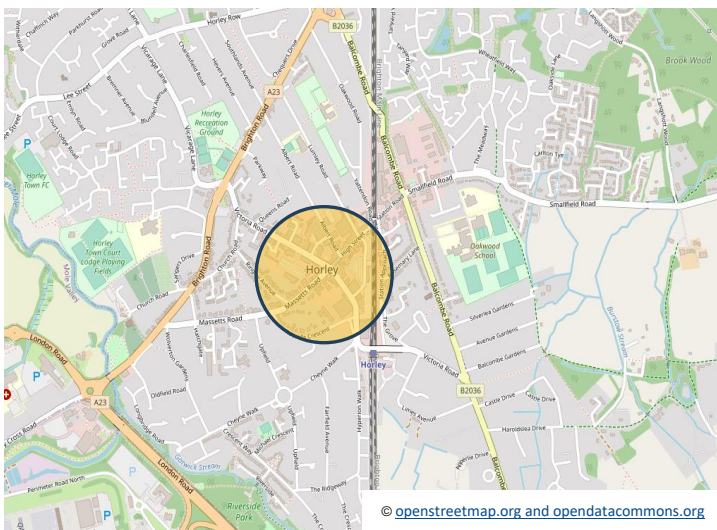
The Valuation Office Agency describes the first and second floor premises as 'Offices and Premises' with a 2023 rateable value of £16,500 the current UBR is 49.9 pence in the £.

## Viewings

Strictly by appointment with White and Sons:

Tom Dadswell - Tel: 01306 743344

Email: [tom.dadswell@whiteandsons.co.uk](mailto:tom.dadswell@whiteandsons.co.uk)



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## Commercial Sales & Lettings

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