



1-9 Station Road, Horley, Surrey RH6 9HW

FOR SALE

OIE0 £1,850,000



1-9 Station Road, Horley, **Surrey RH6 9HW**

- **Rare opportunity to purchase a large freehold site with excellent potential STPP.**
- **Excellent location close to Horley town centre and mainline rail service.**
- **Close to Gatwick airport and Junction 9 of the M23**
- **Total site area of circa 0.94 acres**
- **The existing buildings have a combined floor plate of approximately 21,183 sq.ft (1967.96 sq.m)**
- **Unconditional & STPP offers will be considered.**

Location

Ideally situated within walking distance of Horley town centre, which offers an array of shops, restaurants and cafes including Waitrose, Collingwood Batchellor and Costa Coffee the property is also just under half a mile from Horley mainline railway station.

The station offers excellent services to London, Gatwick and the South coast. The area also has superb road and bus links with the M23 & M25 nearby.

Within a short drive, the surrounding area boasts delightful countryside, village pubs and a number of golf courses.



Description & Accommodation

The site, formally Mitchells Builders merchants provides a large site of approximately 0.94 acres, comprising a large brick-built building with a large retail space on the ground floor and offices on the first floor.

To the rear, the site benefits from a delivery courtyard which gives access to a number of light industrial/storage units, accessed via roller shutter doors.

We have measured the premises to have the following approximate net internal floor areas:

Retail	2,145 sq.ft	199.28 sq.m
Offices	2,480 sq.ft	230.40 sq.m
Industrial/Storage	<u>16,558 sq.ft</u>	<u>1,538.29 sq.m</u>
Total:	21,183 sq.ft	1,967.96 sq.m

Method

White & Sons are instructed to invite Offers in Excess of £1,850,000 for 1-9 Station Road, Horley.

All offers will be considered, to include unconditional and subject to planning offers.



Potential

The site of 0.94 acres in Horley is rarely available. The site offers excellent potential for residential development and retail use subject to the necessary planning consents being granted.

There is a current consented planning permission on 1-9 Station Road and the adjacent old brewery to create a new block of residential apartments and warehousing to the rear. Further details can be found on the Reigate and Banstead Planning website, by clicking the link below.

[Ref. no 22/01816/F](#)

Terms

The freehold premises are available for OIEO of £1,850,000.

Subject to Contract

VAT

The above guide price is quoted exclusive of VAT if applicable.

Costs

Each party are to be responsible for their own fees in relation to the transaction.

EPC

Awaiting EPC rating.

Business Rates

The Valuation Office Agency (VOA) describes the premises as 'Shop and premises' with a 2023 rateable value of £102,000. The current UBR is 49.9 pence in the £. Further information relating to the Rateable Values can be found on the VOA Website.

Viewings

Strictly by appointment with White and Sons:

Martin Bird –Tel: 01737 222600

Email: martin.bird@whiteandsons.co.uk

What3words location: gives.charm.making





Commercial
Sales & Lettings



Commercial Property
Management



Professional
Valuations



Lease Renewals



Rent Reviews



Reinstatement
Cost Assessments



Land & New Homes

24 High Street, Reigate, Surrey RH2 9AY | 01737 222600 | landandnewhomes@whiteandsons.co.uk

DISCLAIMER White & Sons for themselves and for the vendor(s) /landlords of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by White & Sons, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property. No person in the employment of White & Sons or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. White & Sons includes any joint agents acting with White & Sons. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.