

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

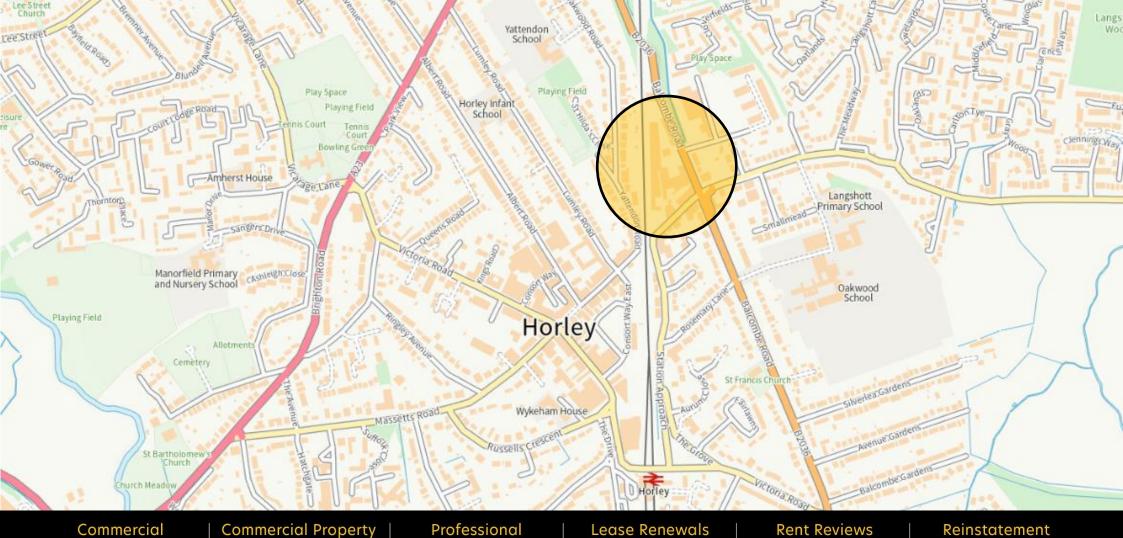
Strictly by appointment with White and Sons:

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What3words location: gives.charm.making





Sales & Lettings



Management



Valuations







Cost Assessments



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