



Ideal For  
Retail / Restaurant / Office

## Horley - 105 Victoria Road RH6 7AX

Prominent Town Centre Opportunity

### Location

The property is located close town centre anchor **Lidl**. Other town centre retailers include **Waitrose, Costa, Boots, Nat West** and **Subway**.



Click for Streetview

### Description

- Retail and ancillary space is at ground floor.
- First Floor provides offices and storage.

The premises provide the following approximate dimensions and areas.

Description	Imperial	Metric
Gross Frontage	57'5	17.5
Internal Width	54'10	16.7
Shop Depth	54'2	16.5
Ground Floor Sales	2,726	253.25
Ground Floor Storage	245	22.8
Basement Storage	200	18.6
First Floor Office & Storage	1,934	179.7
Car Spaces	8	

### Lease

The property is held by way of an existing lease to 29/08/2026.

Alternatively, a new lease can be made available for a term of 5 years plus.

### Rent

The passing rent is £57,000pax. A new lease rent could be less.

### Rates

The VOA advise that the rates are:

Rateable Value                    £48,250  
Rates payable at .499p    £24,076.75

### Legal Costs

Each party are to bear their own associated legal costs.

### EPC

Being prepared.

### Contact

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