

FREEHOLD INVESTMENT FOR SALE
77-81 Victoria Road, Horley, Surrey RH6 7QN



Location

Situated in the heart of Horley the property has a prominent frontage to the popular Victoria Road. The property is close to the pedestrianised High Street and convenient for the central Shoppers car park. Horley mainline railway station is a few minutes' walk away.

The property is opposite Iceland frozen foods, with a new branch of Specsavers Opticians a few doors away. Also close by are Waitrose and Lidl supermarkets, Costa Coffee and Collingwood Batchelor department store.

Accommodation

The premises comprise a two storey building. The ground floor was most recently occupied as a branch of HSBC bank but is now offered with vacant possession. Internally it retains some of the bank fittings but offers enormous scope for conversion to alternative uses, STPP.

The first floor offers self-contained office accommodation, currently let to Mahany & Co Solicitors. The lease is for a term of 15 years from September 2017 at a passing rent of £13,400 pa.

There is a service road to the rear of the building , accessed via Massetts Road. This leads to a surfaced car parking area at the rear of the property, which is of sufficient size to accommodate approximately 8 cars. 2 spaces are reserved with the lease of the 1st floor offices.

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VOA records indicate the following areas the building (not verified by us) :

Ground floor retail	148.46 sq m	1,598 sq ft
Staffroom/kitchen	10.30 sq m	111 sq ft
Rear office/store	22.70 sq m	244 sq ft
Store	3.2 sq m	34 sq ft
First floor offices	80.80 sq m	870 sq ft
Total overall area	265.46 sq m	2,857 sq ft

Terms

OFFERS IN EXCESS OF £545,000 for the freehold interest in the property, subject to the occupational lease of the first floor

Business Rates (rateable value)

The property is entered in the 2017 Business Rates list at a figure of £30,250 for the ground floor and £9,800 for the first floor

VAT

Prospective tenants and purchasers are advised to make further enquiries to establish whether VAT is chargeable.

Services

Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order

Energy Performance Certificate
Non-Domestic Building
HM Government

77, Victoria Road
HORLEY
RH6 7QH

Certificate Reference Number:
0010-2996-0386-0360-0004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

A+	0-10
A	10-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

115 This is how energy efficient the building is.

Technical Information

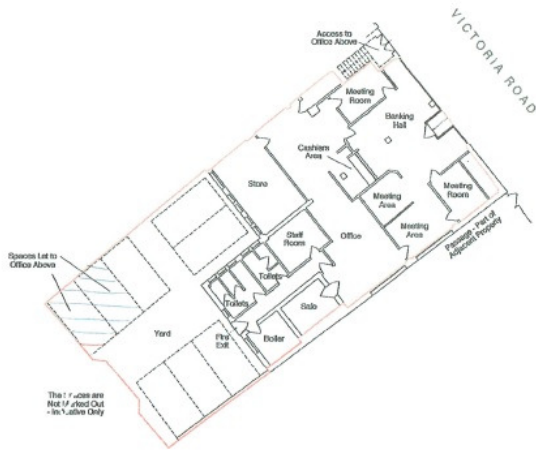
Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	255
Building complexity (NBS level):	3
Building emission rate (kgCO ₂ /m ² per year):	103.71
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

82	If newly built
84	If typical of the existing stock





Lease Plan

HSBC Bank
77 Victoria Road, Horley RH6 7QN

Ground Floor

Lease Demise

Notes:
Due to the inherent instability of paper materials, drawings plotted on paper may be stretched and distorted. Dimensions plotted from paper plots should therefore be treated with caution.
This drawing is issued for lease registration purposes only and further copies should be printed under the appropriate licence.

Revisions:
A - Professional Issue
B -
C -
D -
E -



Location Plan
Scale 1:1250

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