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property consultants

38-40 High Street | **Horley** | **Surrey** | **RH6 7BB**
MIXED USE FREEHOLD INVESTMENT FOR SALE

38-40 High Street | Horley | Surrey | RH6 7BB | FREEHOLD INVESTMENT FOR SALE

- 2 shops & 7 flats
- 781.29 m² (8,410 ft²) approx.
- shops let to savers & papa johns
- commercial income: £43,000 pa
- residential income: £69,907 pa
- guide price £1.75m freehold

DESCRIPTION

Detached mixed use building arranged over the ground, first and second floors, with a rear car park. The ground floor is divided into 2 retail units, let to Papa Johns Pizza and Savers Health & Beauty with rear access/loading.

The first floor comprises 1 x studio, 2 x 1 and 2 x 2 bedroom flats. The second floor comprises a further 2 x 2 bedroom flats. There is potential for additional flats on the second floor (flat roof) - previous planning was approved, but not implemented.

LOCATION

Situated in a prominent position on the High Street, between Victoria Road and Consort Way East, in the town centre of Horley.

Neighbouring occupiers include; M & Co, Subway, British Heart Foundation, Iceland, Vape Pit, Dominos, Boots, Waitrose and Costa, together with a good mix of other independent and local traders.

Horley mainline railway station is within walking distance, providing services to London Bridge, Bedford, Crawley and Three Bridges. There are also buses serving the area, located on Victoria Road.

ACCOMMODATION

Ground floor (retail)	395.29 m ²	4,255 ft ²	
First floor (residential)	284.92 m ²	3,067 ft ²	
Second floor (residential)	101.08 m ²	1,088 ft ²	
Total	781.29 m²	8,410 ft²	N.I.A.

TENURE

Freehold, with the benefit of 2 commercial leases on the ground floor, a 15 year lease to Papa Johns Pizza and a 10 year lease to Savers Health & Beauty (both from 2019), with 7 flats above all rented out on Assured Shorthold Tenancies.

FURTHER INFORMATION

Contact vendors sole selling agents: -

James Commercial or Ashley Brudenell



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