



**Newmans**  
SOLICITORS

GEOFF  
WHITE  
SOLICITORS

T: 01293 771521

**Newmans**  
Business & Commercial  
Conveyancing  
Debt Recovery  
Divorce & Family  
Employment  
Elderly & Incapacity  
Litigation  
Personal Injury  
Probate  
Wills

**CHRIS WHITE  
FAMILY BUTCHERS** 01293  
782480

**CHRIS WHITE FAMILY BUTCHERS**

**Cafe Le Manger & Bistro**  
breakfast • lunch • dinner

**ZIKO**

**MORAL**

Unlimited  
Sim Only  
Deals  
From £17.99

Freehold For Sale – Mixed Use Town Centre Investment

## PROPERTY HIGHLIGHTS

- Prominently positioned mixed-use investment
- Ground floor retail & 2 bed maisonette
- Long standing commercial tenant
- Attractive income growth potential
- Offers invited in the region of **£340,000**



# LOCATION

Horley is an established town within the borough of Reigate and Banstead, located immediately south of London Gatwick Airport, approximately 5 miles south of Reigate, 25 miles south of London and 30 miles north of Brighton.

The town benefits from excellent road connectivity via the M23, providing direct access to the M25 and wider motorway network, with the A23 linking directly to London and Brighton.

Rail services from Horley railway station provide regular connections to London Victoria, London Bridge, Gatwick Airport and Brighton, with journey times to London Victoria of approximately 35–45 minutes.



GOOGLE STREETVIEW June 2023)  
SEE - [www.googlemaps.co.uk/maps](http://www.googlemaps.co.uk/maps)

## SITUATION

Horley offers a balanced retail provision, with a mix of independent traders and national occupiers including **Waitrose**, **Boots**, **Iceland** and **Costa Coffee**. The primary retail pitch is centred on the High Street, Victoria Road and the town centre precinct.

The property occupies a prominent position on the High Street, within the town's main retail thoroughfare, surrounded by a mix of national and independent occupiers including **Coral** and **British Heart Foundation**, together with a number of estate agencies.

Horley railway station is within a short walk, and nearby public car parks provide convenient short- and long-stay parking.



## DEMOGRAPHICS

Horley has an approximate population of 25,000 (2021 Census) and a wider catchment of around 140,000, including the borough of Reigate and Banstead. Its proximity to London Gatwick Airport supports a stable and economically active population.

Average house prices are approximately £400,000 (Rightmove, mid-2025), above the UK average of c.£285,000, with flats averaging around £240,000.

## DESCRIPTION

The property is a mid-terrace, red brick building dating from the mid-to-late 19th century, arranged over ground, first and second floors.

The ground-floor commercial unit has a prominent High Street frontage, a large rear yard and an unmeasured external store.

A self-contained residential flat, accessed via Consort Way, comprises two double bedrooms, a separate kitchen and living area.

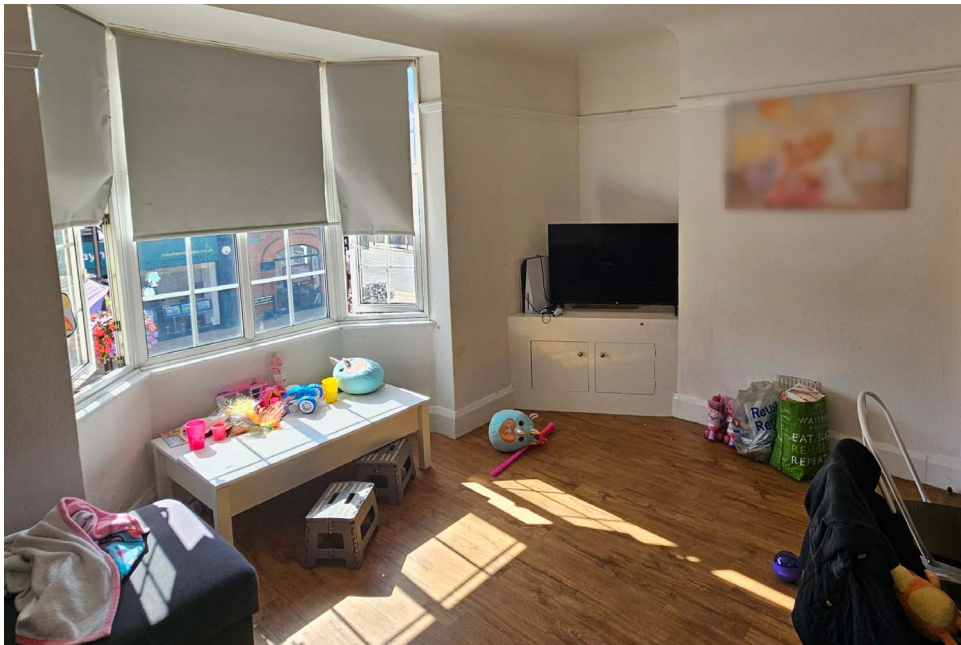
## ACCOMMODATION

The property is arranged over the ground, first and second floors, with the following approximate dimensions and net internal floor area:-

Gross Frontage	4.7 m	15 ft 6 ins
Ground Floor	47.1 sq m	507.3 sq ft
First Floor	38 sq m	408.7 sq ft
Second Floor	28.4 sq m	305.6 sq ft
External Store		Unmeasured
<b>Total</b>	<b>113.5 sq m</b>	<b>1,221.6 sq ft</b>

# TENANCY

DEMISE	TENANT	LEASE START	LEASE EXPIRY	RENT	ADDITIONAL INFO
<b>3 High Street Ground Floor</b>	Chris White Butchers	01 December 2019	30 November 2024	£8,000 pa	Lease inside Landlord and Tenant Act 1954. Tenant holding over and has been in occupation 20+ years. Estimated rental value of £11,500 pa.
<b>3a High Street First &amp; Second Floor Two bed Flat</b>	Private tenant	01 September 2025	31 August 2026	£14,400 pa	1 year Assured Shorthold Tenancy (AST).
<b>TOTAL</b>				<b>£22,400 pa</b>	



## HORLEY



Copyright and confidentiality © 2025 Experian. All rights reserved.  
© Crown Copyright and database rights 2025 AC0000807366

© Mapbox © OpenStreetMap

