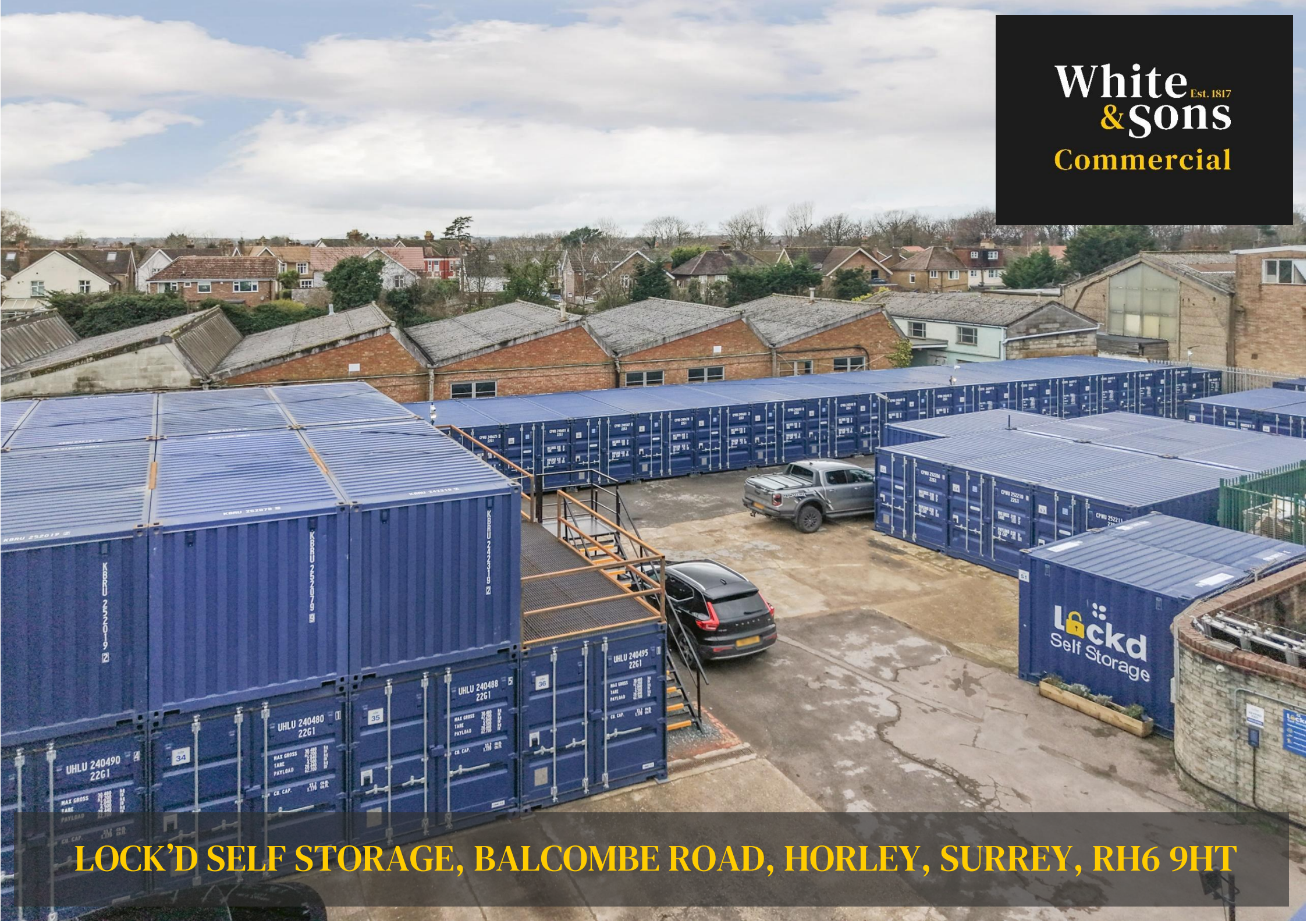


White Est. 1817
& Sons
Commercial



LOCK'D SELF STORAGE, BALCOMBE ROAD, HORLEY, SURREY, RH6 9HT

For Sale

£1,200,000

EXCLUSIVE OF VAT



LOCK'D SELF STORAGE, BALCOMBE ROAD, HORLEY, SURREY, RH6 9HT

- Rare opportunity to purchase an established commercial property in the heart of Horley.
- Prominent town centre location.
- Easy access to the A25 and A217 as well as Junction 9 of the M23.
- Comprises a total site area of 0.39 acres (17,031 sq. ft)
- Let by way of a 15-year Lease, subject 5 yearly rent reviews to OMRV.
- Current annual income £75,000 pax

Location

Horley is located around 25 miles south of central London, 5 miles north of Crawley and 7 miles south of Redhill, while Reigate is 6 miles to the northwest.

Horley Station provides direct routes to London Victoria and London Bridge in approximately 30-40 minutes. The town is also well connected by road with easy access to Junction 9 of the M23 that connects the M25 to the north and Brighton to the south.

Horley has a small but well-equipped town centre with a variety of shops, cafes, supermarkets, restaurants, and pubs. It includes major retailers alongside independent shops.

The property is located along the Balcombe Road to the east of the town centre, in an established industrial location adjacent to The Bridge Industrial estate and The Gatwick Metro Centre.



Description & Accommodation

The entire site is entirely laid to concrete and is arranged as a self-storage facility, providing drive-up container units of various sizes for personal and business storage.

The facility features secure access (pin code entry), 24/7 and monitored CCTV.

The site has the following approximate area.

0.39 acres (17,031 sq. ft)



Tenure

The entire property is currently held freehold under Title No's

SY155751
SY703162
SY76179
SY387394

Occupational Leases

The property is subject to the following occupational Lease.

Let to LOCKD SELF STORAGE LTD at a rent of £75,000 for a term of 15 years from 17th September 2024, subject to 5 yearly upward only rent reviews.

The Lease is contracted outside S24-28 of Part II of The Landlord and Tenant Act 1954 and is subject to a Tenant's only option to break on 16th September 2034 on six months' notice.

Terms

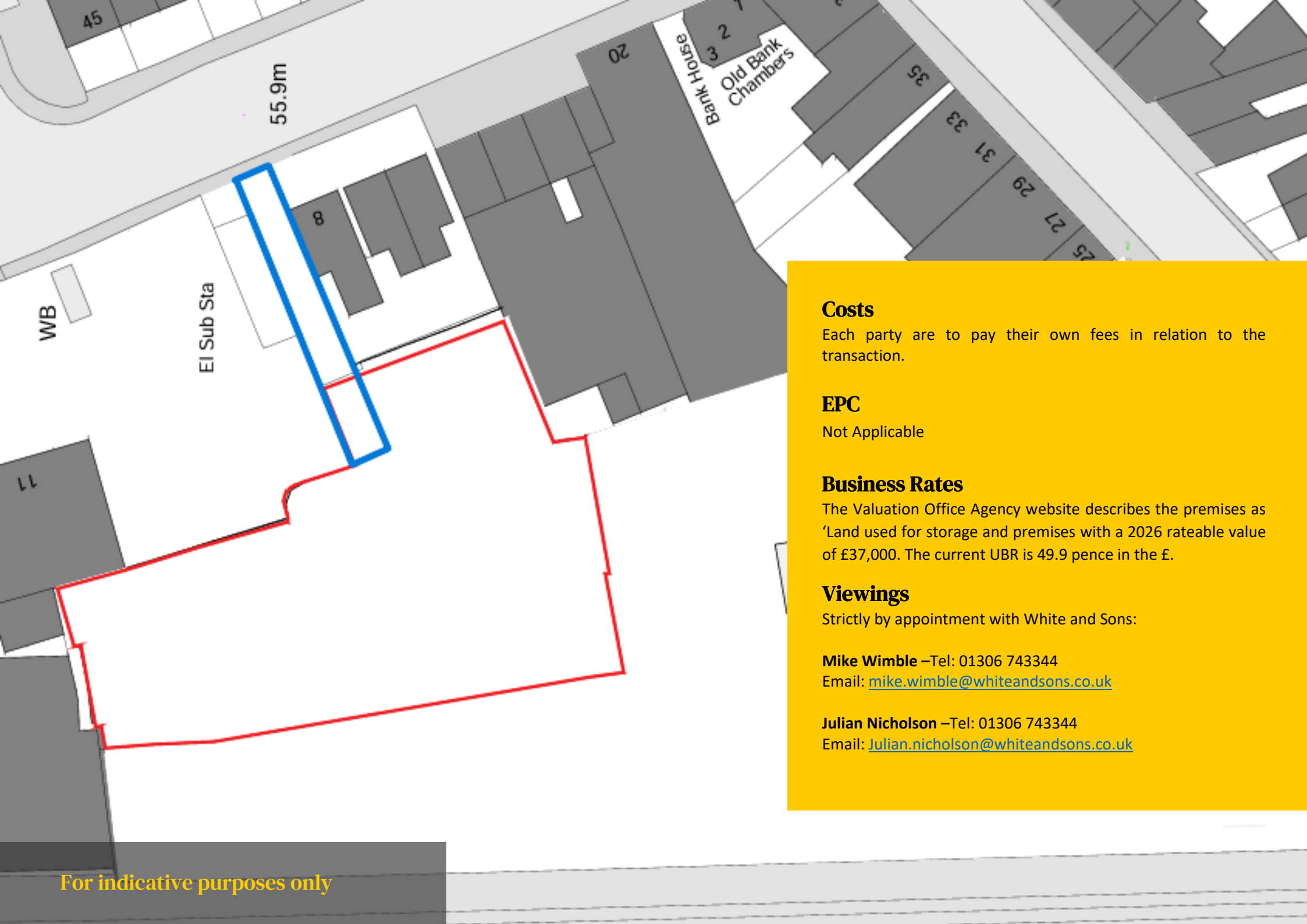
The Freehold interest is available to purchase at a price of **£1,200,000** (Excl. of VAT)

VAT

The above guide price is exclusive of VAT if applicable.

Subject to Contract





Costs

Each party are to pay their own fees in relation to the transaction.

EPC

Not Applicable

Business Rates

The Valuation Office Agency website describes the premises as 'Land used for storage and premises with a 2026 rateable value of £37,000. The current UBR is 49.9 pence in the £.

Viewings

Strictly by appointment with White and Sons:

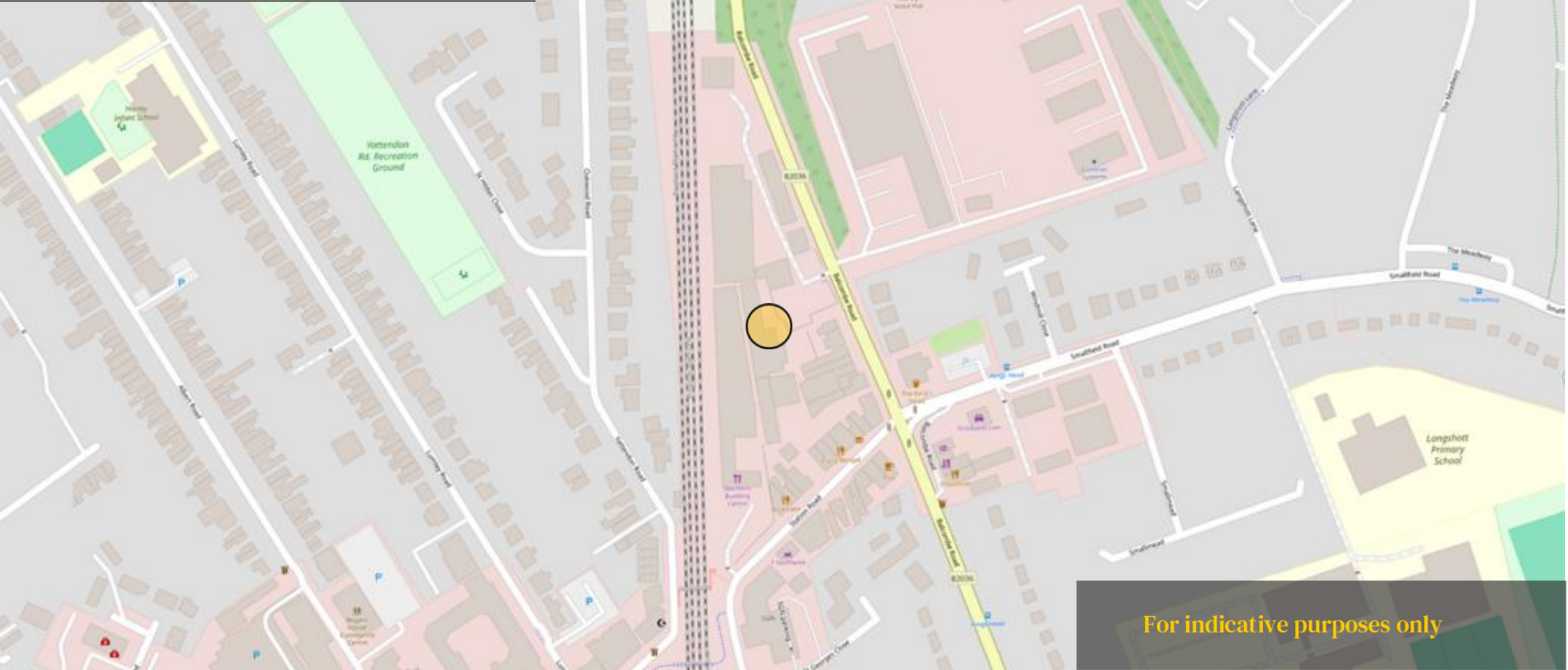
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For indicative purposes only



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