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WORK**

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FOR SALE

RESIDENTIAL DEVELOPMENT SITE WITH EXISTING LONG-TERM INCOME

- Existing retail and residential investment (Passing Rent £66,190 pa)
- Rear land with Planning Consent for 29 x 1 & 2 bed flats
- Zero Affordable, Zero CIL, S106 (£324,000) already been paid

Saxley Court, 121-129 Victoria Road, Horley, Surrey, RH6 7AS

DESCRIPTION

- 5 shops, 4 let to longstanding tenants & 1 vacant (passing rent £65,650pa). ERV £80,000pa.
- 15 flats sold off on 125 year long leases (ground rent £540pa).
- Rear land comprises a parcel of land with Planning Consent to build 29 flats over ground to 5th floor plus 17 parking spaces (Reference - 22/02450/F).
- **Zero Affordable, Zero CIL, S106 (£324,000) has already been paid.**
- Comprises a mix of spacious 1 and 2 bedroom flats.
- Most proposed flats have balconies.

LOCATION

- Town centre position.
- Immediately off the A23 Brighton Road, approximately 2 miles from Junction 9 of the M23.
- Walking distance to Horley Train Station providing services to London Farringdon, London Bridge, London Victoria, Gatwick Airport and Brighton.

GUIDE PRICE

£2,500,000.

RATES (1ST APRIL 2023)

- 121 Victoria Road, Horley - £10,500.
- 123 Victoria Road, Horley - £10,750.
- 125 Victoria Road, Horley - £11,000.
- 127 Victoria Road, Horley - £10,750.
- 129 Victoria Road, Horley - £10,500.

VAT

Not elected.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

Available in the Data Room.

DATA ROOM

To view the data room click [here](#)



VIEWINGS – 01293 441300

Harry Speed

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Front Elevation



Rear Elevation



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Existing Commercial Tenancy Schedule

NO	TENANT	SIZE SQ FT (ITZA)	RENT (£PAX)	ITZA (£PSF)	LEASE START	LEASE END	NEXT REVIEW	BREAK DATE	OUTSIDE L&T 1954 ACT	
121	Vacant	560	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
123	Done Brothers (Cash Betting) Ltd T/A Betfred	589	£18,000	£30.56	New lease being agreed	TBC	TBC	TBC	Yes	
125	Zein Health Care	568	£18,400	£32.39	08/03/16	15 years	08/03/2022 & 08/03/2027	07/03/22	Yes	
127	Idris & Filiz Gildir T/A Fosters Dry Cleaners	575	£13,500	£23.48	New 15 year lease agreed, awaiting imminent signature	15 years	5 th and 10 th anniversary	5 th and 10 th anniversary	No	
129	Boarder Security Ltd	566	£15,750	£27.83	06/11/2023	15 years	5 th and 10 th anniversary	5 th and 10 th anniversary	No	
TOTAL			£65,650pa							

Existing Residential Tenancy Schedule

PLOT NO	LEASE LENGTH	FROM	GROUND RENT (£PA)
1	125 years	18/09/2020	£50
2	125 years	27/08/2021	Peppercorn
3	125 years	23/09/2020	£48
4	125 years	27/07/2021	Peppercorn
5	125 years	05/02/2021	£158
6	125 years	14/06/2021	Peppercorn
7	125 years	21/08/2020	£64
8	125 years	21/09/2020	£49
9	125 years	18/06/2021	Peppercorn
10	125 years	08/10/2021	Peppercorn
11	125 years	15/09/2020	£52
12	125 years	20/08/2020	£64
13	125 years	08/09/2020	£55
14	125 years	06/08/2021	Peppercorn
15	125 years	10/06/2021	Peppercorn
TOTAL			£540

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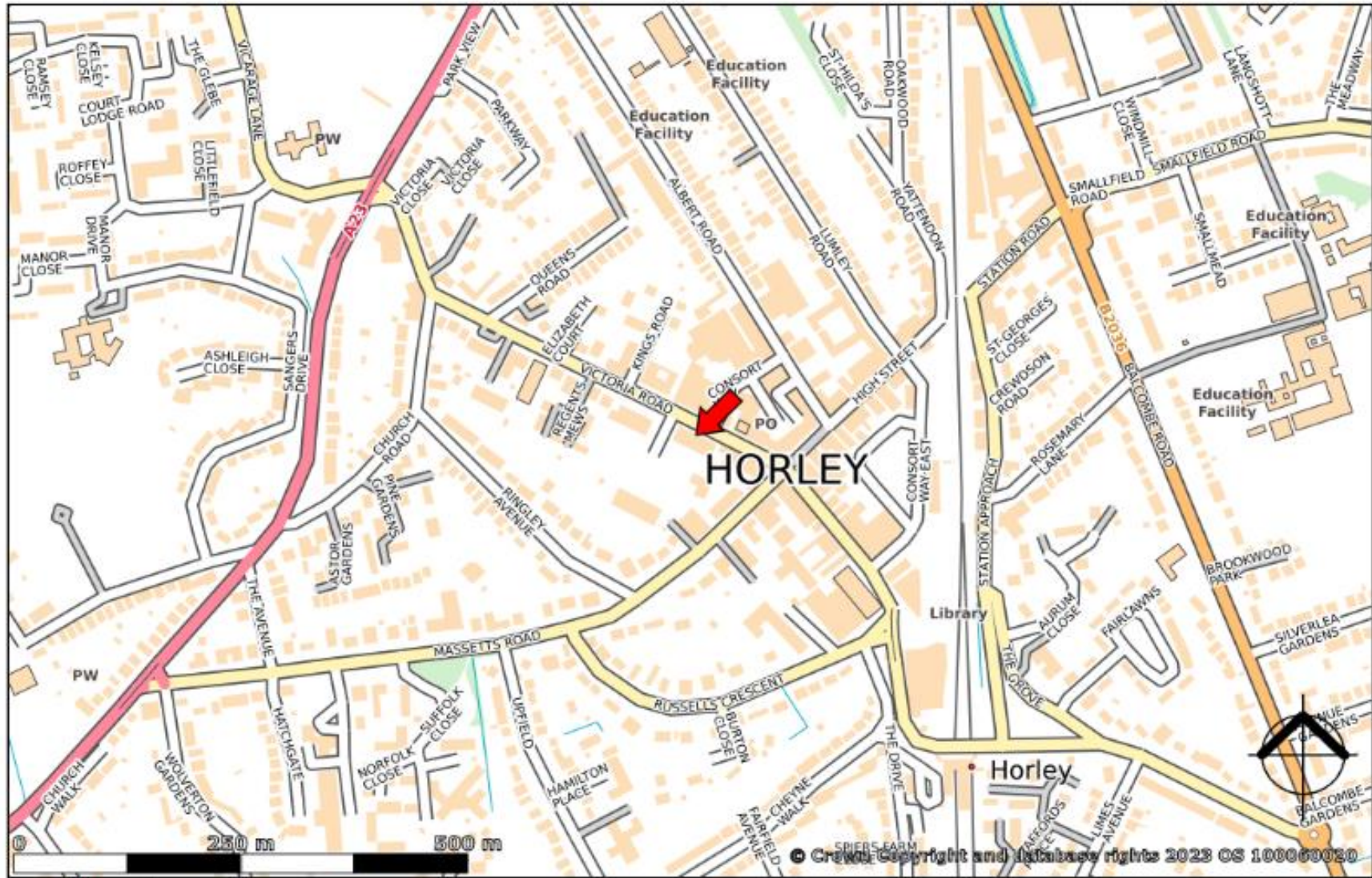
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Plotted Scale - 1:7,500

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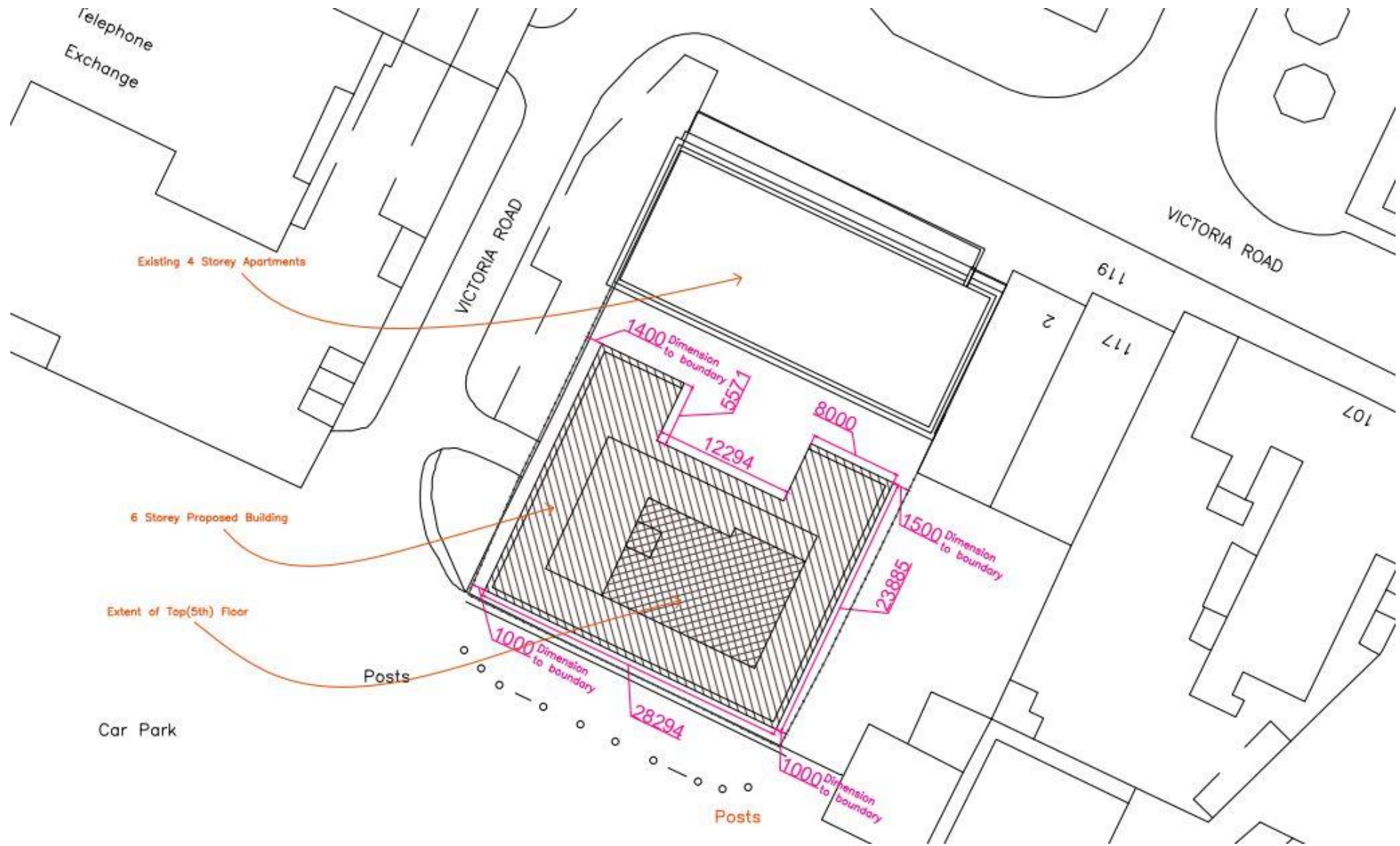


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Proposed Site Plan



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Schedule Of Proposed Floor Areas

UNIT NO	NO OF BEDS	NET SALEABLE AREA (SQ M)	NET SALEABLE AREA (SQ FT)
1	2	70	753
2	2	73	786
3	2	70	753
4	2	70	753
5	1	50	538
6	1	50	538
7	2	70	753
8	2	70	753
9	2	73	786
10	2	70	753
11	2	70	753
12	1	50	538
13	1	50	538
14	2	70	753
15	2	70	753
16	2	73	786
17	2	70	753
18	2	70	753
19	1	50	538
20	1	50	538
21	2	70	753
22	2	70	753
23	1	50	538
24	2	70	753
25	2	70	753
26	1	50	538
27	1	50	538
28	1	50	538
29	2	75	807
	TOTAL	1,844	19,840

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Proposed West - Elevation



Proposed North Elevation

20m 10m 0 1 2 3 4 5 6 7 8 9 10m

GRAYLING THOMAS ARCHITECTS	CONCEPT ARCHITECT ARCHITECTURE AND INTERIORS	PROJECT: Residential Development Bobby Court, Holly	DRAWING: SCALE:	NORTH & WEST ELEVATION 1:100 @ A1	PROJECT NUMBER: DRAWING NUMBER:	472 PL20	REV:	DATE:	ISSUED FOR:
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