



**83 Horley Road, South Earlswood,
Redhill RH1 5AS**

**Freehold Mixed Use
Investment**

FOR SALE

INVESTMENT SUMMARY

- Freehold retail, workshop & residential investment
- Established location on A23 close to Redhill & Gatwick
- Shop let to Jane's Pampaw Grooms for 5 years at £6,000pa
- Workshop let for 6 years at £2,400pa
- 3-bedroom maisonette let on a 2 year AST at £1,180pcm
- Rear access via Prince Albert Square
- **Freehold price £295,000 (subject to contract)**

DESCRIPTION

Mixed use investment in well-established local parade with layby parking. The ground floor retail unit is let to a dog-groomers trading as Jane's Pampaw Grooms. The workshop at the rear is let to a vehicle restorer / mechanic. The 3-bed maisonette is arranged over part ground (at the rear of the shop) and first floors. There is a side entrance to the maisonette. The property and particularly the maisonette are in need of some repairs and updating, however, the property is to be sold as seen. There is a communal yard and toilet for the shop and workshop. The property benefits from rear access via Prince Albert Square.

TENURE - Freehold

SALE PRICE & POTENTIAL

£295,000 for the freehold, subject to contract. There is potential for active management and improving the rental return. The property is to be "sold as seen". **Interested parties should note that we are also selling 79 Horley Road within the same parade. Further details upon request**

VAT We understand that Vat is not applicable

LOCATION

The premises occupy a well-established retail location on the A23 just to the South of Redhill and close to Gatwick Airport. The parade is opposite McDonalds.

Redhill benefits from excellent road and rail connections. Salfords and Redhill Mainline Train Station are close by.

LEGAL COSTS

Each party is to pay their own costs.

EPC

This property has the following EPC Ratings:
Shop – B (46)
Maisonette - D (58)

For further information or to arrange a viewing please contact:

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ACCOMMODATION & TENANCY SCHEDULE

Address	Accommodation	Tenant	Term		Rent (PA)	Rent review	Repair & Insurance	Other
			Start	Expiry				
83 Horley Road (Shop)	Shop 192 sq.ft Stores 22 sq.ft	Jane's Pampaw Grooms	01/09/2024	31/08/2029	£6,000	01/09/2027	Internal repairing & insuring	Lease outside the Landlord & Tenant Act 1954. Rent review and mutual break at end of 3rd year. Rent includes water & electricity. £500 Rent Deposit.
83 Horley Road (Workshop at rear)	Workshop 300 sq.ft Covered yard 229 sq.ft	Justin Gomez &	01/09/2024	31/08/2030	£2,400	01/09/2027	Internal repairing & insuring	Lease outside the Landlord & Tenant Act 1954. Rent review and mutual break at end of 3rd year. Rent includes buildings insurance & water. £200 Rent Deposit.
Maisonette at 83 Horley Road	Ground Floor – Kitchen, Bathroom & Living Room First Floor - 3 Bedrooms & WC	Individual	2 year Assured Shorthold Tenancy from 01/09/2024		£14,160			Rent inclusive of Council Tax, gas electricity and water bills. Rent Deposit £1,180.



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