



**Builders Merchants, Reigate Road, Hookwood,
Surrey RH6 0AU**

**Substantial Builders Merchants
/ Warehouse & yard**

**FOR SALE /
TO LET**

PROPERTY SUMMARY

- Substantial Builders merchants / Warehouse & Yard
- Freehold Price £2,950,000 S.T.C
- New lease available at £240,000 per annum exclusive
- Large trade area and warehouse
- Extensive yard with customer parking to front.
- Well positioned for Gatwick Airport, the M23 and M25
- Total Gross Internal Area 10,584 sq ft (983.24 sq.m)
- Total Site Area 1.22 Acres (0.49 Ha)
- Low site coverage
- No VAT

LOCATION

The property is situated on the Eastern side of the A217 Reigate Road within Hookwood, 1.25 miles West of Horley, 4 miles to the North of Crawley and about 0.5 miles North of Gatwick Airport.

There is a large Tesco Extra about 0.25 miles away. Gatwick Business Park is situated opposite.

The property is well served by road links with Junction 9 of the M23 situated 3 miles to the West and Junctions 7 & 8 of the M25 situated 7 miles to the North.



DESCRIPTION

A substantial builder's merchants and yard. This broadly rectangular site benefits from a wide and prominent frontage to the A217 Reigate Road.

The main commercial building is a modern, steel portal frame structure arranged to provide a large retail area to the front together with a full height warehouse area at the rear. There are also ancillary staff, kitchen, offices and meeting rooms on ground and first floors together with a large mezzanine storage area.

There is customer parking and a forecourt to the front of the property, with a substantial hard surfaced yard area at the rear used for loading and storage of building products and materials.

The consented opening hours are Mon – Fri 7:30am – 6pm and Saturday 8am – 4pm. Sunday closed.

BUSINESS RATES

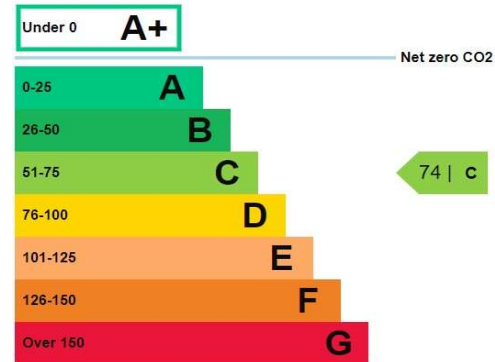
The Valuation Office Agency Website describes the property as "Builders Merchants & Premises" and advises that the 2023 Rateable Value is £178,000. The current UBR is 56.8 pence in the £. Further enquiries in this respect should be made to Mole Valley District Council.

VAT We understand that VAT is not applicable.

LEGAL COSTS Each party is to pay their own costs.

EPC

The premises has the following EPC rating which is valid until 15 June 2029:



TERMS

The freehold is available for £2,950,000 with vacant possession.

Alternatively, the premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £240,000 per annum exclusive. **Subject to Contract**

CONTACT

For further information or to arrange a viewing please contact:

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ACCOMMODATION

The premises has the following gross internal floor areas and total site area:

DESCRIPTION	SQ FT	SQ M
Ground Floor – Retail	2,439	226.6
Ground Floor – Warehouse, Office & Ancillary	4,376	406.5
First Floor – Offices, Staff & Storage	1,020	94.76
Mezzanine Storage	2,749	255.38
TOTAL	10,584	983.24
DESCRIPTION	Ha	Acres
Site Area	0.49	1.22



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Not to scale, for indicative purposes only

