



Huggins Edwards & Sharp

Incorporating Langlands & Son (Est 1798)

**Philpots Yard
Beare Green
Surrey
RH5 4QU**

Industrial/Office Investment

FOR SALE

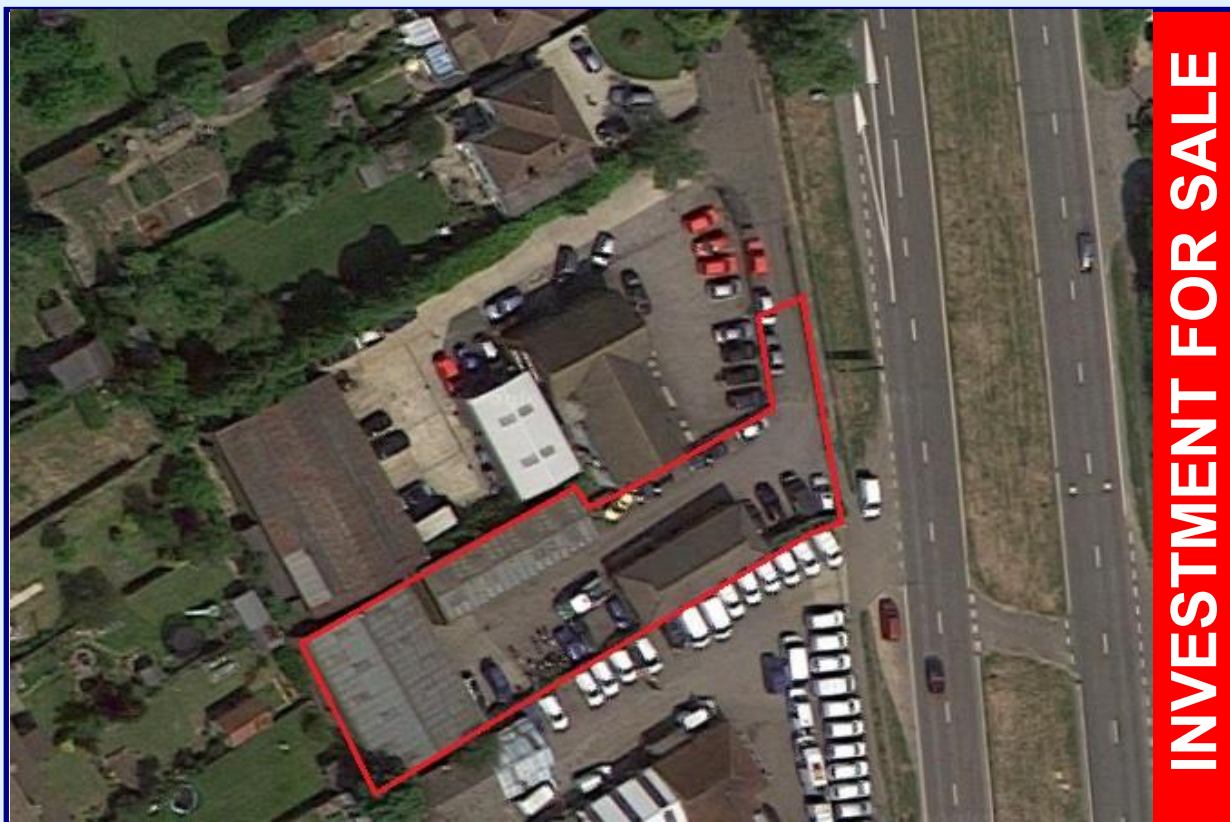
Site Area Approx 0.276 acres

Freehold Investment property located on the A24 between Dorking and Horsham. The site comprises 5 self-contained units with vehicle repair, light industrial & office occupiers. Unit 2 is currently vacant and being marketed with a quoting rental of £8,000 per annum exclusive.

Unit 1 (GIA)	620 sqft	57.59 sqm
Unit 2 (GIA)	620 sqft	57.59 sqm
Unit 3 & 4 (GIA)	2,378 sqft	220.92 sqm
Unit 5 (GIA)	826 sqft	76.73 sqm
TOTAL	4,444 sqft	412.83 sqm

INCOME Currently £36,000 per annum exclusive

PRICE OIRO £595,000



www.hugginsedwards.co.uk

LOCATION

Philpots Yard is situated between other commercial properties facing the A24 at Beare Green, a residential village approximately equidistant between Dorking and Horsham. The A24 is a major road providing good transport between South London, Worthing in East Sussex and the national motorway network (M25 Junction 9). Holmwood rail station is within 5 minutes walking distance and provides regular services between Dorking and Horsham.

LEASES

Unit 1: 10 year lease from 08.09.2011 at £ 6,500 pax. (Rent Review 08.09.16)

Unit 2: Vacant. Currently marketed to let at £ 8,000 pax.

Unit 3: 10 year lease from 25.12.2009 at £11,000 pax.

Unit 4: 10 year lease from 25.12.2009 at £ 8,500 pax.

Unit 5: 5 year lease from 25.12.2014 at £10,000 pax.

Potential Rent £44,000 pax.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Edwards & Sharp.

CONTACT

Epsom Commercial Property Department
Apex House, 10 West Street, Epsom, Surrey KT18 7RG

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DATE

Sept 2016

FOLIO NUMBER

19706(INV)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



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SURREY KT23 4AA
T: 01372 457011

3 BRIDGE STREET
LEATHERHEAD
SURREY KT22 8BL
T: 01372 374806

1 GROVE ROAD
SUTTON
SM1 1BB
T: 020 8642 2266

60-62 CAMBRIDGE ROAD
NEW MALDEN
SURREY KT3 3QL
T: 020 8942 7733



Ockley

Horsham (A24)

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