

REFERENCE: 8109 – Lloyds TSB Bank plc, Horley



Freehold Bank / Retail Investment Let to Lloyds TSB Bank plc- Horley

ADDRESS: 11-15 High Street, Horley, Surrey RH6 7BJ

- Located in the heart of the town centre
- Substantial building in prominent corner location
- Approx. 7 Car Parking Spaces available
- Close Proximity to Gatwick Airport

LOCATION

Estimated District Population: 126,000

Miles: 6 miles north of Crawley

15 miles north-east of Reigate

36 miles south-east of Guildford

Roads: A23, M23

Rail: London Victoria

Air: Gatwick

SITUATION

The property occupies a prominent corner location fronting onto High Street at its junction with Albert Road and in close proximity to the pedestrianised Princess Parade in the heart of the town centre. Nearby: Boots the Chemist, Dollond & Aitchison, Peacocks, M&Co, Coral and branches of NatWest and Woolwich banks

DESCRIPTION

BANK arranged on the ground, first and second floors along with two retail units on the ground floor. The property benefits from a passenger lift and approximately 7 car parking spaces.

ACCOMMODATION & TENANCY

Unit	Floor	Accommodation	Floor Area	Tenant	Term	Rent
11/15 High Street	Ground	Banking Hall / Ancillary	3,425 Sq. Ft.	Lloyds TSB Bank plc	30 years from 29th September 1984, FRI, reviews in 3, 8, 13, 18, 23 and 28 years. Final Rent review in 2012	£178,000 p.a.
	First	Office / Ancillary	4,600 Sq. Ft.			
	Second	Office / Ancillary	4,385 Sq. Ft.			
15 High Street	Ground	Sales / Ancillary	820 Sq. Ft.	British Heart Foundation	Lloyds TSB have sub-let on a term expiring on 25th September 2014. (Sub let Rent: £15,250 p.a.)	
13 High Street	Ground	Sales / Ancillary	845 Sq. Ft.	Vacant		
Total Commercial Area			14,075 Sq. Ft.		Total Rent	£178,000 p.a.

TENURE: Freehold **VAT IS:** Not Applicable

PRICE: Offers in excess of £2,400,000 – 7.1% Net

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