SUPERBIKE FACTORY
MOTORBIKE SUPERSTORE

RARE SALE & LEASEBACK OPPORTUNITY on PRIME SHOWROOM / WAREHOUSE UNIT

FOX LLOYD JONES
0113 243 1133
www.fljltd.co.uk

61-63 Gatwick Road, Crawley, RH10 9RD

AT THE HEART OF THE MANOR ROYAL ESTATE

UPDATED PRICING

LOCATION AERIALS

The adjacent images show the property's location at the heart of the Mount Royal area in close proximity of both London Gatwick Airport to the north and Crawley town centre to the south.

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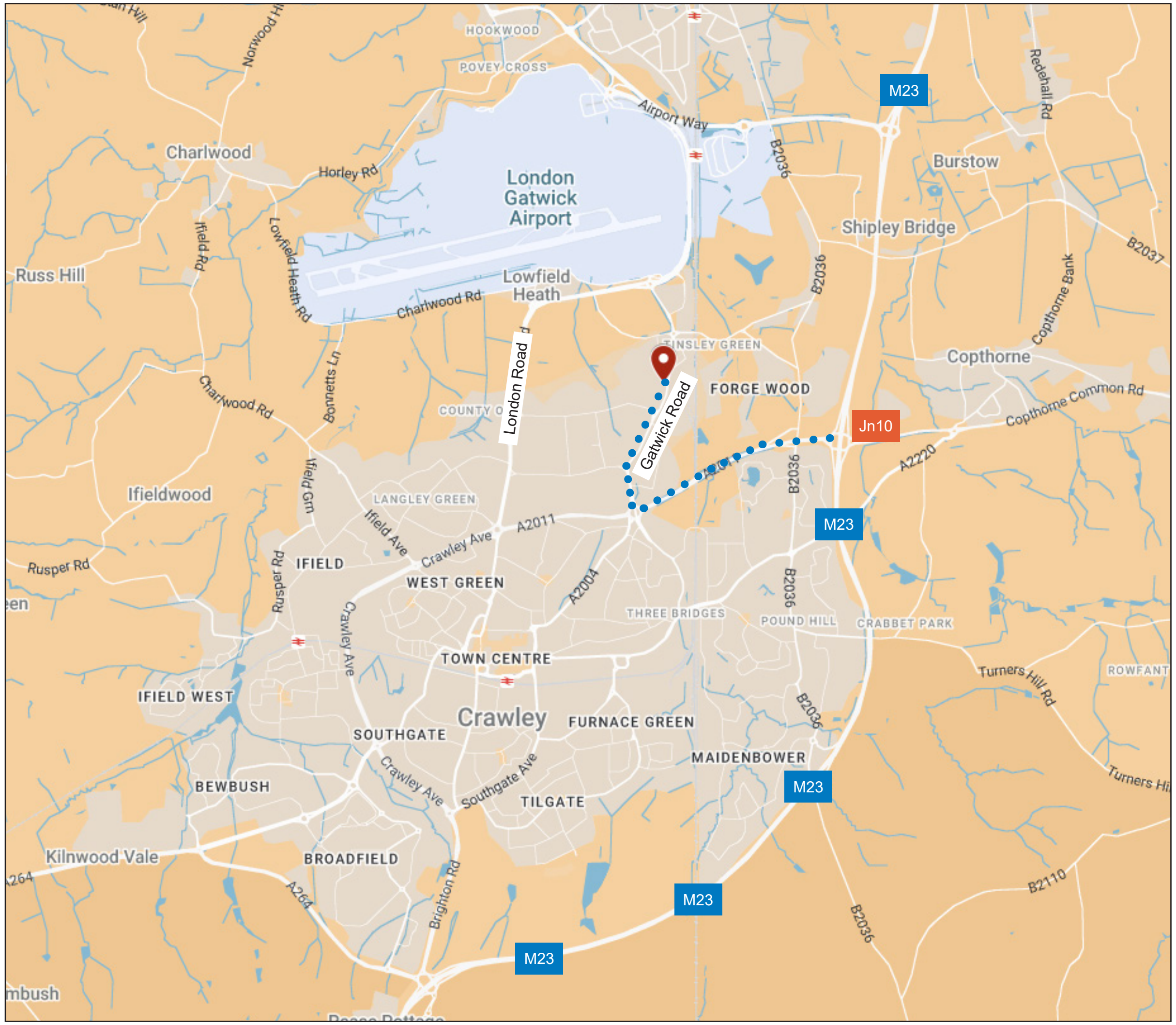
LOCATION



The subject property is marked in red on the adjacent image and is located fronting Gatwick Road.

The site has strong arterial connections, being located within approximately 2.5 miles of the M23 (Junction 10) via Gatwick Road / A2011.

Gatwick Airport is approximately 2 miles north of the site, within a c.5-minute commute via the Gatwick Road North 200 Metro Bus service.

The subject property is located north of Crawley Town Centre (approximately 3 miles) positioned opposite Forgewood and Sterling Business Park, at the heart of the Manor Royal Estate.

The immediate area is largely commercial / industrial which is very mixed use in nature with a high volume of trade counters, retailers, F&B (cafés and 'grab & go') as well as MOT centres, clinics and self storage users.

The Gatwick School is located opposite the subject property.

Neighbouring occupiers include National Operators such as Tile Giant, Just Tyres, Screw Fix, Subway, Team Sport Karting and Barker & Stonehouse.

There are also independent / local brands such as Pop Inn Café, Medi Spa, Italian Pizza & Dynamic Beauty.

The 'opportunity' offers a sizeable rectangular plot comprising the building and a large secure yard (0.15 acres) sandwiched between Gatwick Road and Rutherford Way, the whole extending to 0.56 acres.

DESCRIPTION

Background:

The building extends to approx. 20,033 ft^2 GIA and comprises three main sections which have been combined internally to create a single purposefully adapted open plan showroom unit.

The property is currently operational and occupied by Super Bike Factory Limited under Use Class E for retail purposes.

The original units were constructed and operated as a warehouse unit with a 2-storey extension erected to the side more recently, having been granted planning approval in 2002.

In January 2025, the existing tenant completed a comprehensive refurbishment, entirely refreshing the showroom and secure rear yard.

Main Building:

The ground and first floor elevation has a curtain wall glazed frontage with a canopied feature entrance towards the centre of the building and a 'staff' / secondary access to the right-hand side.

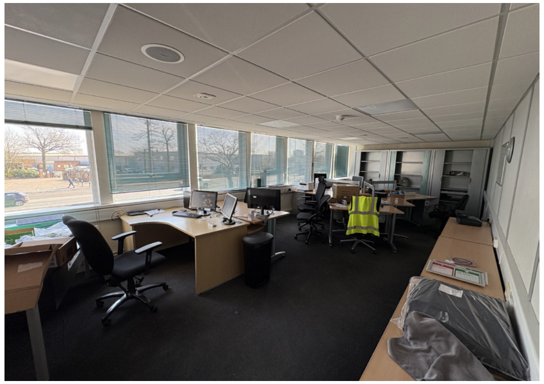
The showroom comprises the majority of the ground floor, which is predominately open plan, and has a clear working height of approx 4–5m.

At the rear of the unit, there are two ground floor electric roller shutter doors used for loading and unloading motorcycle stock as well as a pedestrian access.

The first floor provides extensive office accommodation across the front as well as a front to back mezzanine level which is currently used for parts storage, also benefiting from an external roller shutter door which is accessible via a forklift from the yard.

There is also a section below the mezzanine which is currently used as a bespoke parts store / office.

A secure yard to the rear of approx. 0.15 acres allows for 18x dedicated car parking spaces (possibly more if double parked), with additional extensive communal car parking at the front of the building.



Specification:

Main Showroom – Sales / Ancillary:

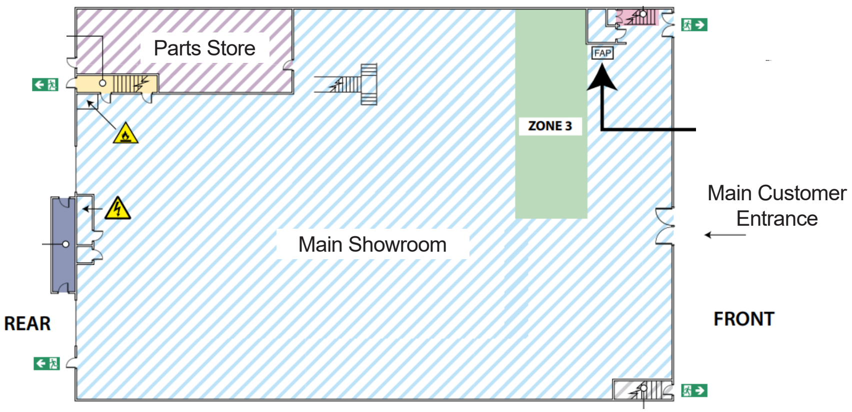
- Newly installed gas fired space heaters
- Electric roller shutter doors
- Newly carpeted rear section
- Feature showroom LED spot lighting
- Externally accessed office accommodation - (used in part for parts sales)
- Part suspended ceiling
- Ground floor disabled WC
- Internal & external CCTV

01 Floor – Offices / Ancillary:

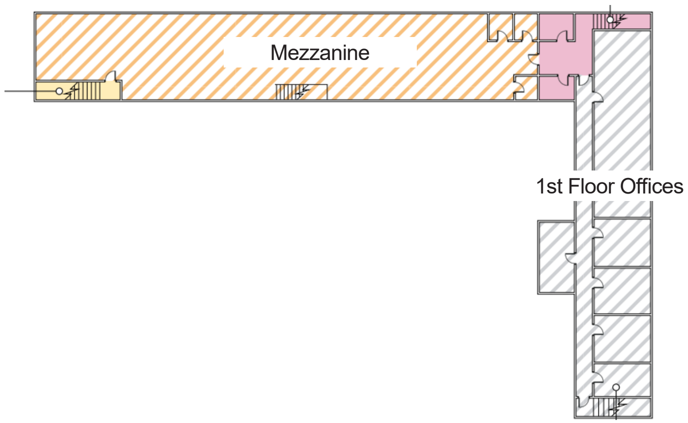
- Male & female WCs
- Gas central heating system
- LED lighting
- Mineral fibre suspended ceiling tiles
- Mezzanine level storage

FLOOR PLANS & ACCOMMODATION

Ground Floor



First Floor



Accommodation: (GIA)

Level	Description	Sq. M.	Sq. Ft.
Ground	Sales / Ancillary	1440	15,498
First	Offices / Ancillary	186	2,006
Mezzanine	Mezz Level Storage	235	2,529
	Total	**1,861**	**20,033**

External:

Large secure rear yard with 2x loading doors and room for 18+ cars

Front Elevation

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THE LEASEBACK OPPORTUNITY / BACKGROUND

Brief Background:

Established in April 2012, Superbike Factory Limited is the ‘**UK’s leading motorbike re-commerce platform**’.

Superbike Factory ‘SBF’ is a ‘one-stop shop’ solution for passionate riders to sell or buy bikes.

In late December 2023, Superbike Factory was acquired by Enact, the SME Fund of Endless LLP. Endless and Enact are the UK and Europe’s leading investment & transformative investor, investing in c.100 businesses over an 18-year period.

In November 2024, Super Bike Factory Limited acquired P&H Motorcycles Limited, a motorcycle dealership in Crawley, near Gatwick, operating from a c.30,000 ft^2 site, and established in this location since 1980.

Over the last 5 years the site has averaged c.£10m of annual sales.

As part of the transaction SBF acquired the 20,000 ft^2 Freehold property (Units 61-63), accessories & parts stock, P&M, F&F and the customer database. The adjacent 10,000 ft^2 property, operated as a servicing centre and retail store, is leased from Paul Searle.

Prior to Enact’s acquisition, the business had experienced a period of considerable growth from £29m revenue in 2019 to £83m in 2023. This was achieved through the acquisition of *webuyanybike* and five sites to support the online sales.

The 2024 statutory accounts are now completed and show an EBITDA improvement of 83%, compared with prior year, to £4.4m. Since December 2024 the business has continued to grow revenue and is on track to exceed £100m in 2025.

Superbike is expecting to generate cash going forwards through the addition of the new Crawley site, organic growth of existing sites through better operational and sales practices, and retail servicing launched by the business at the start of FY25, which adds another revenue stream and customer touch point without the need for further investment.

Detailed Company Overview / Financials available on request

Target Lease Terms

Tenant	Superbike Factory Limited (Company Number: 08037214)
Lease Type	Effective FRI Lease – subject to Schedule of Condition
Lease Term	A new 15-year lease from xx
Lease Start Date	XXXXX
Lease End Date	XXXXX
Tenant Break Option	Year 10 (for discussion)
Rent	Initial rent of £245,000 pa (c. £12.23 psf) – (Reversionary on review)
Rent Reviews	5-yrly review pattern to the higher of either an annually compounded RPI/CPI with collar + cap at 2/4% or OMV
Incentive	No rent-free period

Investment Summary:

- Opportunity to acquire the Freehold of c.20,033 ft^2 recently refurbished and long-established warehouse / showroom
- New 15 year lease (10 year break) to the ‘UK’s leading motorbike re-commerce platform’
- 10-year term certain at initial rent of £245,000 per annum with a review pattern to the higher of either an annually compounded RPI/CPI with collar and cap or OMV
- Large secure Freehold site & dedicated yard at the heart of Manor Royal Estate

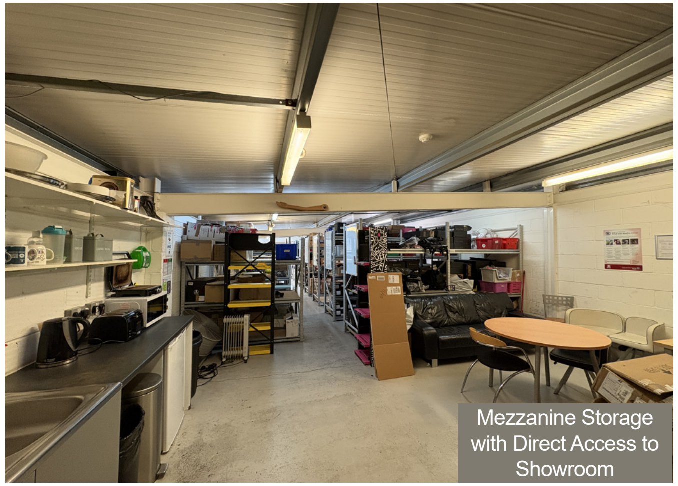
GALLERY – INTERNAL

Ground Floor Showroom

Ground Floor Office / Parts Storage

Ground Floor Reception

First Floor Meeting Room



Mezzanine Storage with Direct Access to Showroom

First Floor Mezzanine Loading

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GALLERY – EXTERNAL

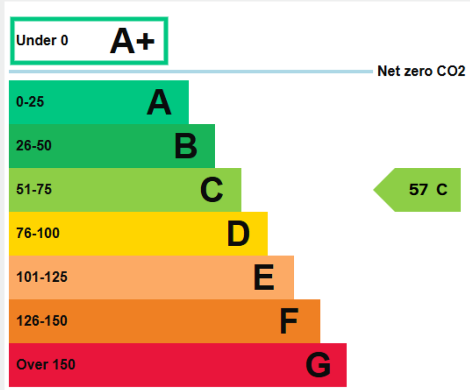

Indicative Boundary


Front Elevation


Rear Yard

EPC:

The property's energy rating is C (57).
A full copy of the certificate is available upon request.



Rateable Value:

The property has been valued by the Valuation Office Agency as a single assessment to include the neighbouring leasehold premises.

The rateable value for Units 61–65 is £215,000, with approximately £145,413 apportioned to 61–63 when broken down. A future reassessment of the property is likely to be required.

Interested parties are advised to make their own enquiries with the local charging authority.

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Viewing & further information strictly by appointment with one of the Joint Agents:

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The Opportunity

We are instructed to seek offers in the region of

£2,850,000
(Two Million Eight Hundred & Fifty Thousand Pounds)

subject to contract and exclusive of VAT

A PURCHASE AT THIS LEVEL REFLECTS A NET INITIAL YIELD OF 8.09% APPROX, ASSUMING STANDARD PURCHASER'S COSTS (£142.27 PSF CAPITAL VALUE)

Tenure:

FREEHOLD

Subject to a leaseback on terms to be agreed (Headlines attached)

Both transactions to happen simultaneously

VAT:

The vendor reserves the right to charge VAT if applicable

Legal Costs:

Each party will be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering:

Please note: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Brochure created September 2025