



GUIDE PRICE : £950,000

61F ALBERT ROAD NORTH, REIGATE, SURREY, RH2 9EL

RARE FREEHOLD INDUSTRIAL / OFFICE BUILDING FOR SALE

APPROXIMATELY 4,700 SQ FT (436.64 SQ M) + 9 CAR PARKING SPACES



Summary

Rare Freehold Industrial/Office Building For Sale

Available Size	4,700 sq ft
Price	£950,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

- Self-contained Industrial / warehouse building for sale
- High specification offices
- Suit owner occupiers / Investors
- Established industrial estate close to Reigate town centre
- Within 1 mile of M25 (junction 8)
- Close to local amenity / affluent area
- 9 car parking spaces
- New roof (with 20 year guarantee)
- Currently let out to two tenants providing income of £55,000 per annum + service charge
- Breaks/lease ends in June and August 2024
- Reversionary investment opportunity or suit for owner occupation



Location

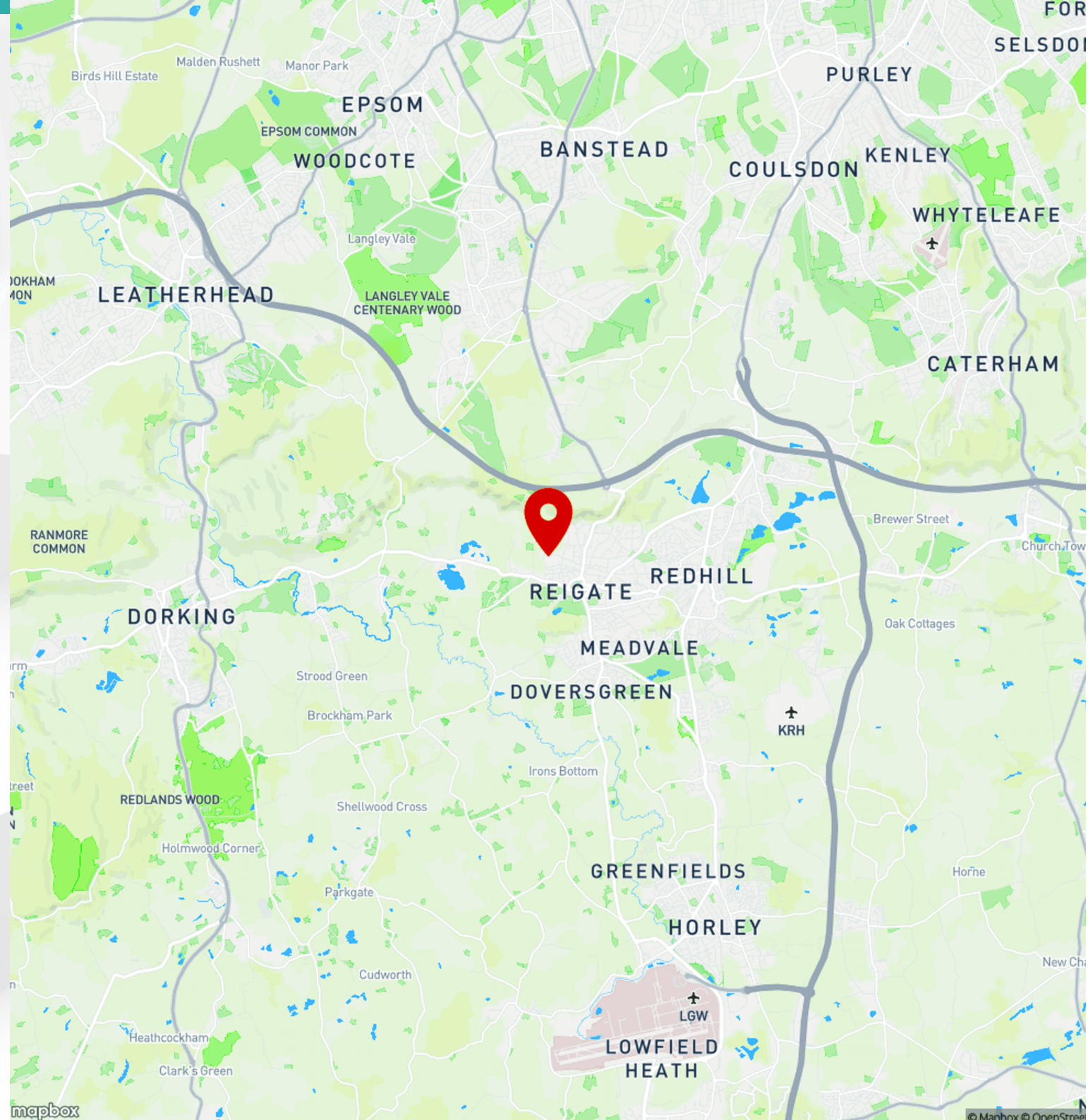


**61F Albert Road North,
Reigate, RH2 9EL**

This property is located to the rear of the established Albert Road North Estate a few hundred meters north west of the centre of the historic market town of Reigate.

Access to the estate is via residential roads from the A217 London Road to the east and the A25 to the south. Via the A217, junction 8 of the M25 lies approximately 0.9 miles to the north and Gatwick Airport, approximately 7.5 miles to the south.

Reigate Railway Station is within 0.4 miles / 15 minutes walk to the east.



Further Details

Description

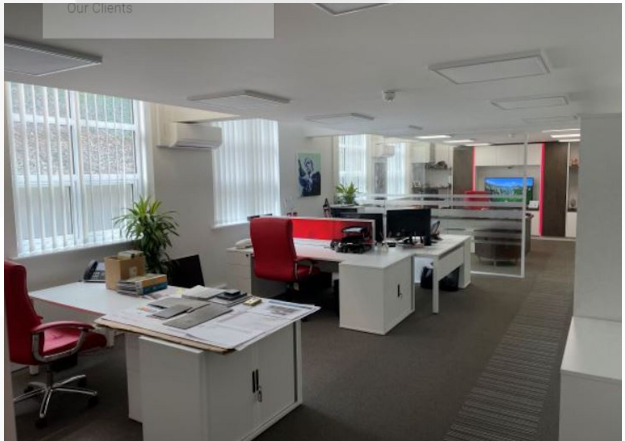
The property comprises a self-contained single storey concrete portal framed building with main open plan warehouse/industrial area with a roller shutter door entrance and separate pedestrian entrance to offices. Newly constructed high specification offices are located over two floors along the southern section and provide mix of open plan and meeting/board rooms. Well presented WC, kitchen and shower facilities are installed. The building is currently separated using electronic key card doors providing independent offices from the warehouse zone. Loading and allocated 9 parking spaces are within a shared yard.

The entire building was reroofed with modern insulated cladding containing daylight panels in the latter part of 2022.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Warehouse	2,160	200.67
Ground and 1st Floor Offices	2,540	235.97
Total	4,700	436.64



Further Details

Tenancies

The property is currently let out to two separate tenants;

Description	Tenant	Lease	Rent
Warehouse	Top Hair Fashion Ltd	5 years expiring 23 rd June 2024 Outside 1954 Act	£30,000 pax
Offices	West Coast MEP Ltd (currently sub let to London Fire & Security Ltd)	5 years expiring 11 th August 2026 with mutual break clause 12 th August 2024 on 6 months prior notice (Sub let expires 11 th August 2024) Both Outside the 1954 Act	£25,000 pax
Total			£55,000 pax

N.B.

- Each tenant pays an additional service charge for electric, gas, waste, CCTV, fire alarm, window cleaning, etc. Further details upon request.
- There is potential to gain vacant possession by Aug 2024 if occupation was required.

VAT

VAT will be charged on the sale price

Viewings

Strictly by appointment via joint sole agents Vail Williams LLP and JPA Commercial.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



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