



# Victoria Road Horley



Town centre retail opportunity 5 units totalling 12,000 sq ft  
Flexibility to sub divide to suit individual requirements



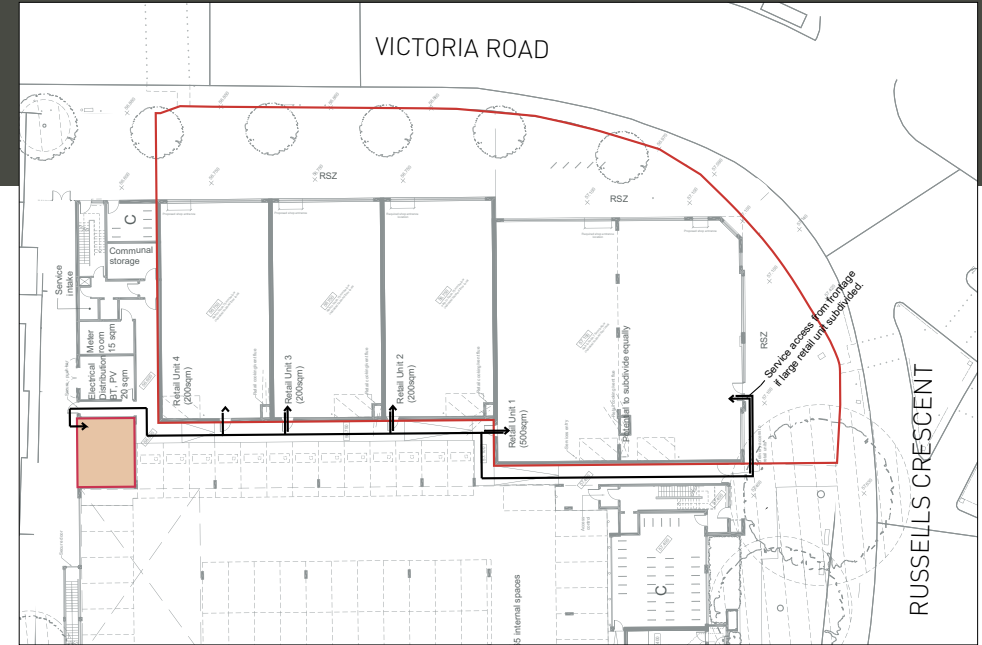
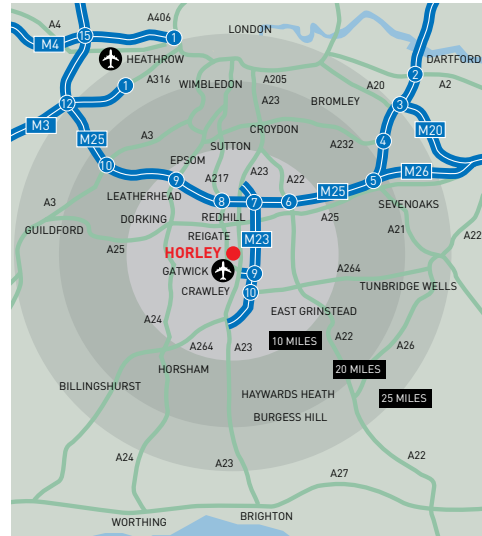
# Victoria Road Horley

Horley, Surrey RH6 7QH

## LOCATION

The subject premises are located on the corner of Victoria Road and Russell's Crescent in Horley Town Centre, being close to the main line station, and diagonally opposite Waitrose.

Also located within close proximity is the Collingwood & Batchelor department store, Waitrose, a busy Wetherspoons public house and the main high street.



## DESCRIPTION

The development is being carried out by Thames Valley Housing, and when complete will comprise 90 shared equity residential units, together with 12,000 sq ft of retail/leisure accommodation on ground floor level, which is positioned on the main arterial route into Horley.

## FLOOR AREAS

UNIT 1	500 sq m	5,382 sq ft
UNIT 2	200 sq m*	2,152 sq ft*
UNIT 3	200 sq m	2,152 sq ft
UNIT 4	200 sq m	2,152 sq ft
<b>Total</b>	<b>1,100 sq m</b>	<b>11,838 sq ft</b>

\* With the possibility of splitting.  
Units 2 to 4 are suitable for merging into 1 or 2 larger units.

## SPECIFICATION

Units are to be handed over in shell and core condition, to be fitted out by the ingoing tenant. The premises will benefit from capped off services.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction

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The premises are available to let on the basis of a new Full Repairing and Insuring lease. It is anticipated that units will be handed over to tenant's for fitting out for shop fitting purpose in late 2014. For further information on rental or any other questions, please contact the sole letting agents.



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