



MAKING
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FOR SALE

0.40 ACRES - 17,609 SQ FT

Freehold Open Storage Investment Producing £75,000. OIEO £885,000 / 8.02%
Lock'd Self Storage, Balcombe Road, Horley, RH6 9HT

INVESTMENT SUMMARY

- Horley is strategically located between Gatwick Airport and the M25.
- Prominent town centre location close to railway station.
- Easy access to the A25 and A217 as well as Junction 9 of the M23.
- Comprises a total site area of 0.40 acres (17,609 sq. ft).
- 15-year Lease, 5-yearly rent reviews to OMRV.
- Potential for future development.
- Current annual income £75,000 pax.
- Offers are invited in excess of £885,000. A purchase at this level will show a net initial yield of 8.02%.

DESCRIPTION

The entire site is entirely laid to concrete and is arranged as a self-storage facility, providing drive-up container units of various sizes for personal and business storage.

The facility features secure access (pin code entry), 24/7 and monitored CCTV, all operated by the tenant.

LOCATION

Horley is located around 25 miles south of central London, 5 miles north of Crawley and 7 miles south of Redhill, while Reigate is 6 miles to the northwest.

Horley Station provides direct routes to London Victoria and London Bridge in approximately 30-40 minutes. The town is also well connected by road with easy access to Junction 9 of the M23 that connects the M25 to the north and Brighton to the south.

Horley town centre has a variety of shops, cafes, supermarkets, restaurants, and pubs. It includes major retailers alongside independent shops.

The property is located along the Balcombe Road to the east of the town centre, in an established industrial location adjacent to The Bridge Industrial estate and The Gatwick Metro Centre.

ACCOMMODATION

	ACRES	SQ FT
Site Area	0.40 acres	17,609

AERIAL VIDEO TOUR

To see the aerial video tour please [click here](#)

TENANCY

The entire property is let to Lockd Self Storage Ltd from 17/09/2024 with five-yearly upwards-only OMV rent reviews, on a 15-year lease outside the Landlord and Tenant Act 1954. There is a tenant's option to break at the expiry of the 10th year on 6 months' notice.

The tenant was incorporated in January 2024 specifically for this project and has always paid its rent before or when it was due with no arrears. More information available at www.lockdselfstorage.co.uk

The Lockd company has common ownership and director connections to Swift Moves, a family-owned, Surrey-based removals and storage company founded in 1976. See more at <https://www.swiftremovals.org/self-storage/>

The Swift business has been running a self-storage operation for some time at their Godstone facility; Swift is not a party to the Horley lease. The Lock'd business benefits from the ownership, expertise and connections of the Swift business in their contiguous removals and storage markets.

TENURE

The entire property is currently held freehold under Title No's SY155751 SY703162 SY76179 SY387394.

VAT

The site is elected for VAT. It is anticipated that the transfer will be by way of a TOGC.

EPC

Not applicable.

PROPOSAL

Offers are invited in excess of £885,000. A purchase at this will show a net initial yield of 8.02%.

**VIEWINGS – 01273 876 200**

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