

Lot 10, Fairalls Builders Merchant, Taylors Hill, Eastbourne Road, Godstone, Surrey RH9 8EQ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Substantial Freehold Trade and Retail Builders' Merchant Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Trade and Retail Builders' Merchant Investment

- Let to Parkers Building Supplies Limited - a part of Independent Builders' Merchants Group
- Lease expires July 2029 (subject to option) - Tenant option to renew in January 2029
- Important rent review July 2024 - Notice served at £285,000 pa
- Future Development potential (subject to lease and consents)
- Extensive site area of 4.82 acres (1.95 ha) providing a very low site coverage of 7%
- Warehouse, Trade Counter and Office Buildings comprising approximately 15,335 sq ft
- VAT-free investment
- Affluent Surrey location

Lot

10

Auction

9th July 2024

Rent

£220,000 per Annum Exclusive

Status

Available

Sector

Trade Counter

Auction Venue

Live Streamed Auction

Location

Miles

13 miles north-east of Crawley, 22 miles south of Central London, 25 miles north-west of Royal Tunbridge Wells

Roads

A22, A25, M23 (Junction 8), M25 (Junction 6)

Rail

Godstone Railway Station

Air

London Gatwick Airport (12 miles)

Situation

Godstone is an affluent and historic Surrey village, located 13 miles north-east of Crawley and 22 miles south of Central London. The property is situated on the western side of Eastbourne Road, less than a mile from Godstone village. The property benefits from excellent communication links being within close proximity to A22, M23 (Junction 8) and less than 1.5 miles from the M25 (Junction 6).

Tenure

Freehold.

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property comprises a trade and retail builders' merchant with associated yard and buildings totalling 15,335 sq ft, covering approximately 4.82 acres (1.95 Ha). The only vehicular access to the site is from the main yard entrance from Eastbourne Road.

The property comprises a detached building at the entrance to the site providing a showroom and reception, with a rear office on the ground floor, and office/staff facilities on the first floor. There is also a detached single-storey portal frame warehouse, two open-sided steel portal frame warehouses and a two-storey link building, which provides kitchen/ancillary accommodation.

The property benefits from a substantial weighbridge, along with approximately 25 marked car parking spaces, with scope for future parking if required.

Part of the operational site is outside the freehold title and is subject to a 25-year agreement from 13/05/2002 with Godstone Parish Council. In addition, please note that the area let to the tenant does not comprise the whole of our client's freehold title – please see legal pack.

VAT

VAT is not applicable to this lot.

Planning

The property may lend itself to alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Tandridge District Council. (www.tandridge.gov.uk) (Phone: 01883 722000)

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Showroom/Office Warehouse Storage	187.00 492.90 644.10	(2,013) (5,306) (6,933)	PARKER BUILDING SUPPLIES LIMITED (1) (t/a Fairalls Builders Merchant)	10 years from 16/07/2019 on a full repairing and insuring lease (2)	£220,000	16/07/2024 (3)
First	Office/Ancillary	61.10	(658)				
First	Ancillary/Kitchen	39.50	(425)				
Total		1,424.60	(15,335)				

(1) Fairalls Builders Merchant is a leading provider of high-quality building materials and supplies for trade and retail customers in the UK. Parkers Building Supplies Limited was acquired by Cairngorm Capital in 2018, and forms part of a holding company known as the Independent Builders' Merchants Group. IBMG is the largest building materials distributor in the South of England, formed through more than 20 acquisitions made since the start of 2018. IBMG trades from over 170 branches across the south of England, with combined revenues of circa £650m and over 2,000 employees (www.cairngormcapital.com). For the year ending 31/12/2022, Parker Building Supplies Limited reported a turnover of £91,893,811, a pre-tax profit of £6,869,260 and a net worth of £10,112,775 (www.northrow.com)

(2) The tenant has an option to take a new 10-year lease which must be exercised before 15/01/2029. The lease is subject to a tenant only option to determine on 16/07/2026. The lease is also subject to a schedule of condition. The lease is drawn outside the provisions of the Landlord and Tenant Act 1954.

(3) Notice served at £285,000 pa - please see legal pack.

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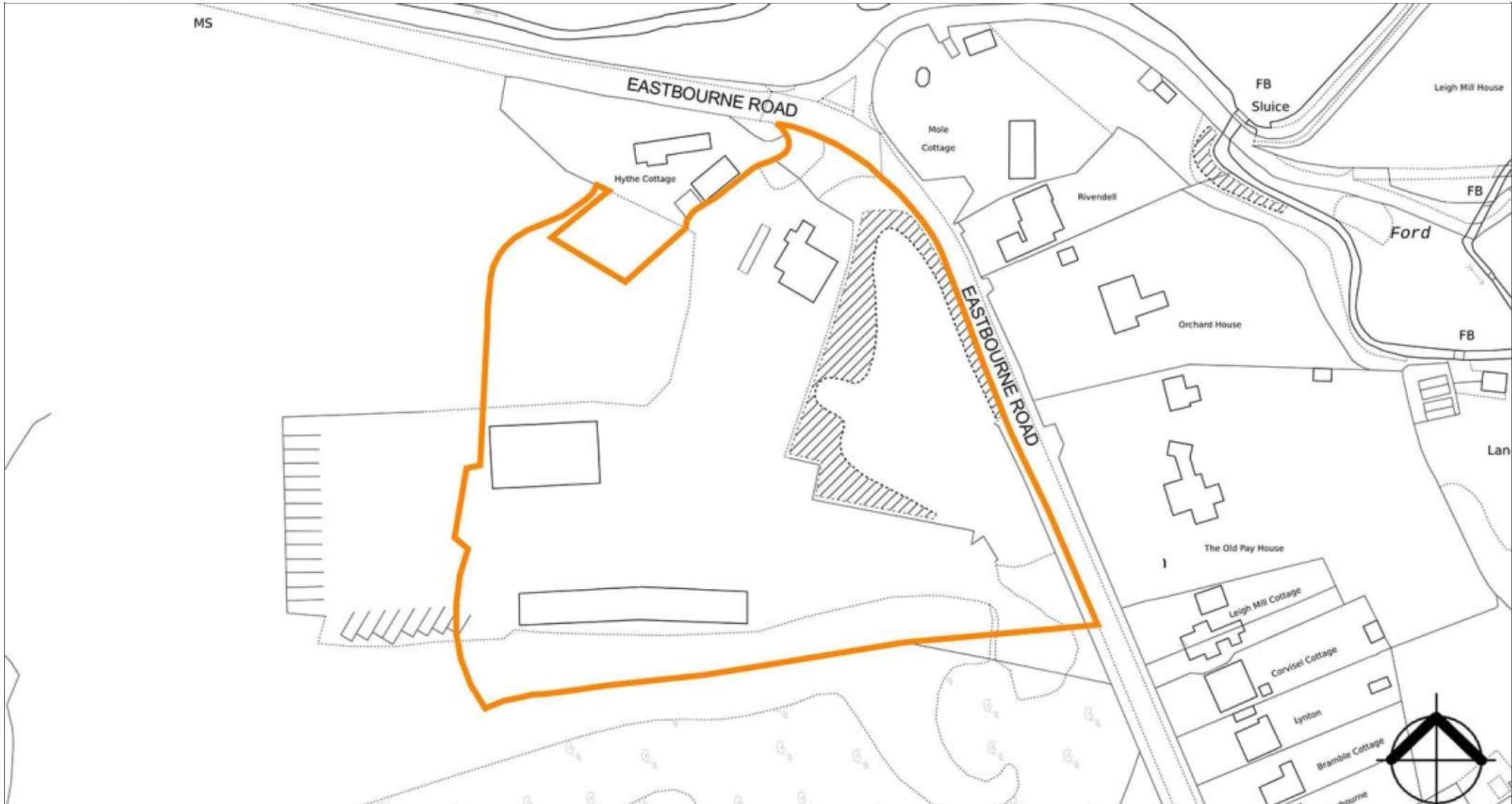
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2024