

Seymours

102 High Street
Horsell, Woking, Surrey, GU21 4ST

£650,000 Asking Price



Property details

An unusual and highly attractive mixed-use freehold investment opportunity occupying a prominent position in the very heart of Horsell Village, comprising three commercial premises arranged around an attractive courtyard setting, together with the freehold interest of two residential apartments above.

The property offers an appealing combination of established rental income and significant future potential, with two of the commercial units currently let to well-established local businesses and the third offered with vacant possession, creating an immediate opportunity for an incoming purchaser to occupy, re-let, reconfigure or explore further development, subject to the necessary consents.

Fronting Horsell High Street are two established retail premises occupied by The Horsell Framing Company and Poppies & Peonies, both of which hold 10-year leases granted in April 2023.

The Horsell Framing Company currently produces an annual rental income of £14,700, while Poppies & Peonies produces a further £12,500 per annum, providing a combined passing commercial income of £27,200 per annum. Both leases contain tenant-only break options in April 2028 together with rent reviews at that time.

At the rear, accessed via the courtyard, is a further detached two storey commercial unit formerly occupied by Thurstons Brewery. The business has now ceased trading and the premises have been vacated, meaning this element will be sold with vacant possession.

The vacant unit represents an important part of the opportunity. In addition to its potential to generate further rental income, the courtyard and rear accommodation offer considerable scope for an incoming purchaser to consider alternative commercial uses, expansion, reconfiguration or potentially more comprehensive redevelopment of the site, all subject to planning permission and any other necessary consents.

The sale also includes the freehold interest in the entire property, including the two separately owned two-bedroom leasehold apartments positioned above the High Street commercial premises. The apartments themselves are not included in the sale, but their respective freehold interests will pass to the purchaser, providing an additional long-term reversionary interest within the investment.

Investment Overview
The two currently occupied commercial units generate a combined passing rent of **£27,200 per annum**.

Against the **£650,000 guide price**, the existing commercial income alone represents a gross initial yield of approximately **4.18%**, before allowing for any income attributable to the residential freehold interests.
Importantly, this yield takes **no account of any future rental income from the vacant rear commercial unit**.

Based upon previous assessment of the rear premises and subject to its future use and letting terms, an additional rental in the region of **£15,000 per annum** could potentially increase the overall commercial income to approximately **£42,200 per annum**. At the guide price, this would equate to a potential gross yield of approximately **6.5%**, again before allowing for any income or value attributable to the residential freehold interests.

This provides an incoming purchaser with an unusual opportunity to acquire an income-producing village-centre freehold with the ability to actively improve the investment return through the letting or alternative use of the vacant accommodation.

Location

The property occupies a prominent and highly visible position within **Horsell High Street**, at the centre of one of Woking's most desirable and established villages.

Horsell has retained a particularly strong independent High Street, with a varied collection of shops, cafés, restaurants and pubs serving a substantial and affluent surrounding residential population. Horsell Common and its extensive woodland and heathland are also close by, while Woking town centre is readily accessible.

Woking provides a significantly wider range of shopping, leisure and commercial facilities together with its mainline railway station, from which frequent services reach **London Waterloo in approximately 24 minutes**. The area also benefits from excellent road communications, with the A3 and M25 readily accessible.

For investors, owner-occupiers and developers alike, **102 High Street represents a particularly rare opportunity to acquire a substantial freehold holding in the centre of Horsell Village**, combining secure existing income with vacant commercial accommodation and genuine scope to add value over the medium and longer term.

The potential rental figures and yields referred to above are provided for marketing guidance only and should not be regarded as a formal investment valuation or guarantee of future rental income. Any redevelopment, change of use or reconfiguration would be subject to the necessary planning permissions and other statutory and legal consents.





Three commercial premises arranged around an attractive courtyard setting, together with the freehold interest of two residential apartments above

A rare opportunity to acquire a substantial freehold holding in the centre of Horsell Village

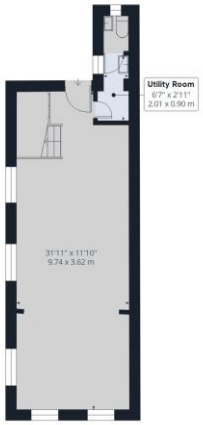




Floorplan



Ground Building 1



Ground Building 2



Floor 1 Building 2

Approximate total area(1)

1744 ft²

162 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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