



BROOK HOUSE

5-13 WEST STREET, REIGATE RH2 9BL

A NEWLY CONVERTED RESIDENTIAL INVESTMENT WITH BREAK UP POTENTIAL

TO BE SOLD AT ALLSOP AUCTION

21ST & 22ND MAY 2025 - UNLESS SOLD PRIOR



EXECUTIVE SUMMARY

- A recently converted residential investment opportunity located in Reigate, RH2.
- The property is located 0.5 miles from Reigate station (Southern Railway).
- Developed in the latter part of 2024, the building consists of 14 apartments, 6 of which have been sold off on long leases. The ground floor retail has also been sold off on a long lease.
- The remaining 8 apartments comprise 1 x studio, 3 x 1 beds and 4 x 2 beds, 4,547 sq ft NIA.
- Average values of flats already sold within the building exceed £500 psf.
- The estimated rental value (ERV) of the residential apartments is £147,600 per annum.
- The sold off ground floor retail is occupied by 4 tenants which are not detrimental to the value of the apartments.
- Apartments being sold with vacant possession along with the benefit of 5 car parking spaces.
- Freehold.

PROPOSAL

Offers in Excess of £1,450,000 (One Million, Four Hundred and Fifty Thousand Pounds), subject to contract, reflecting a low Capital Value of £318 per sq ft and an estimated Gross Yield of 10.1% against the ERV.



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LOCATION

Within close proximity to Brook House, you will find a variety of shops, restaurants, and cafes, catering to different tastes and preferences. Whether you're in the mood for a quick snack, shopping for unique items, or simply need everyday essentials, you'll find everything you need just a short walk away.

Nearby attractions include Reigate Castle, a medieval fortress with scenic views, and the

Harlequin Theatre and Cinema, which hosts a range of performances.

Nature enthusiasts will appreciate the green spaces in the vicinity. Priory Park, located just a short distance away, features expansive lawns, beautiful gardens, and a serene lake. Additionally, the Surrey Hills offers picturesque landscapes, rolling hills, and scenic trails, providing ample opportunities for outdoor exploration and

recreation.

Transportation in the area is easily accessible, with Reigate train station within walking distance. This provides convenient connections to London and surrounding towns. Additionally, bus services are available, allowing for easy local and regional travel.



JOURNEY TIMES FROM REIGATE RAIL STATION

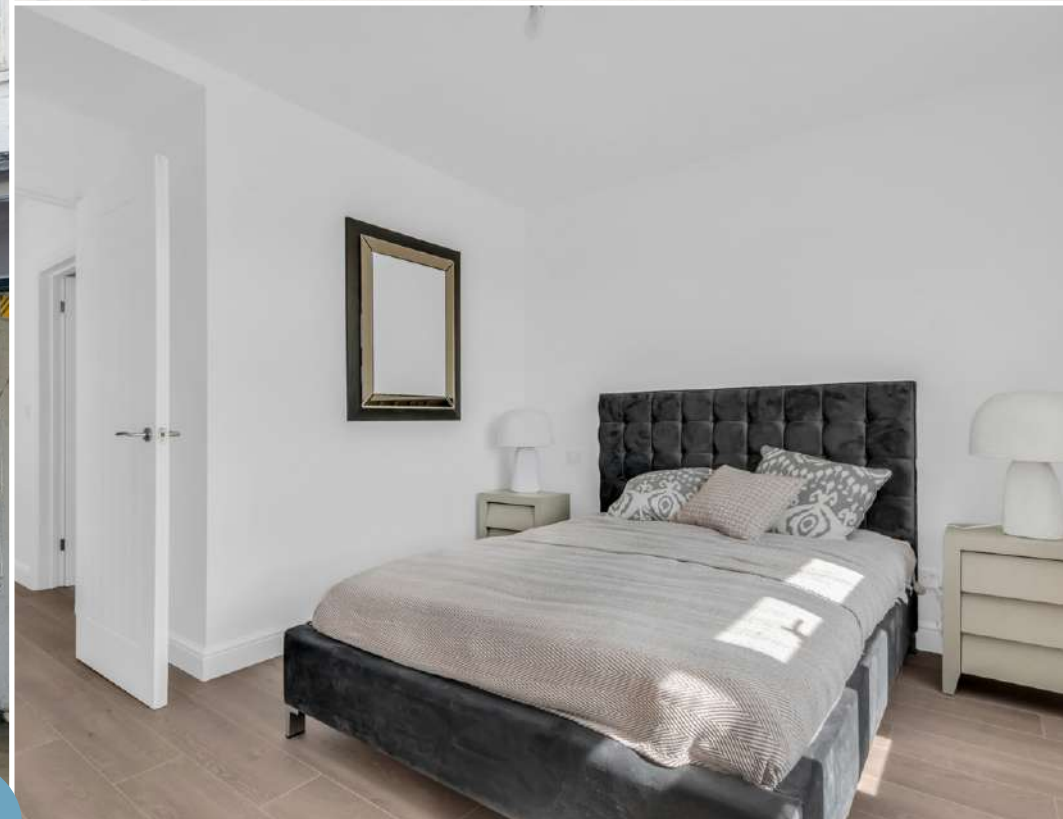


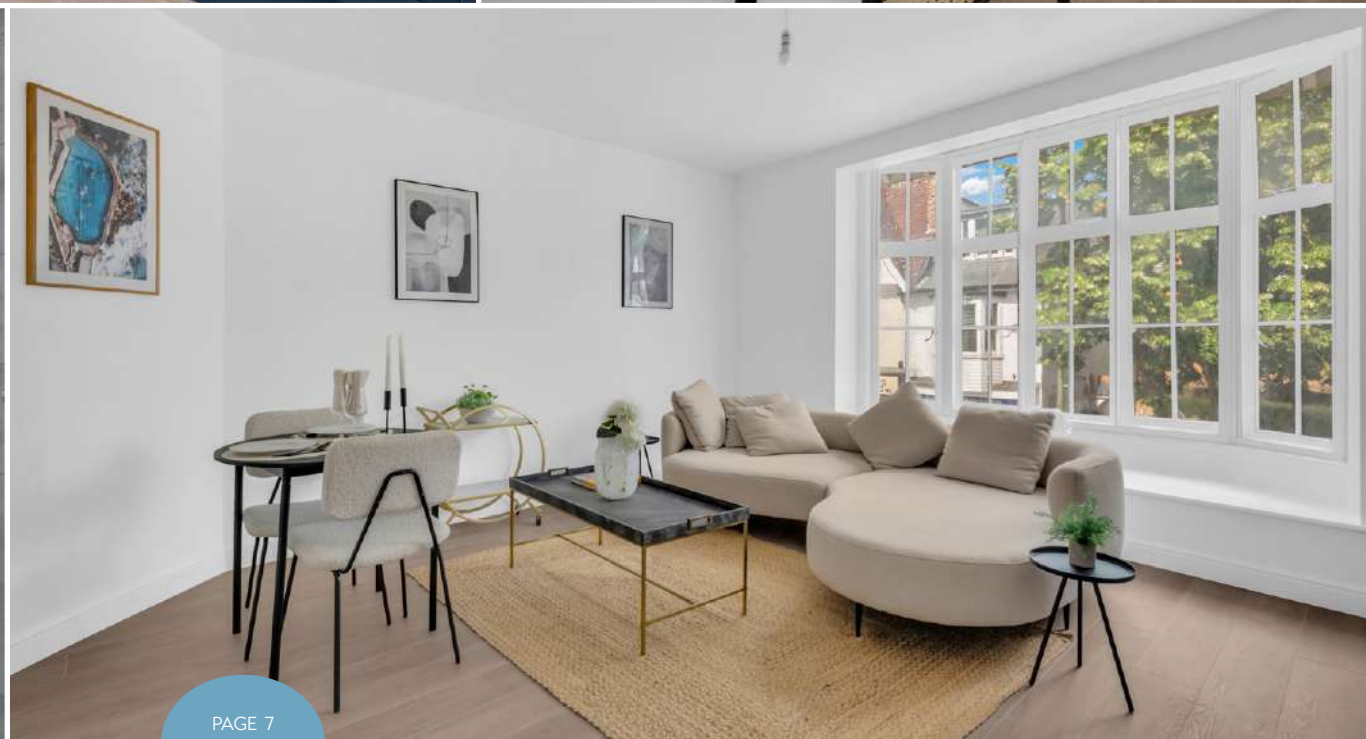
DESCRIPTION

A newly converted mixed-use building located in Reigate town centre. The ground floor comprises 4 retail units sold off on long lease. The first and second floors comprise 14 x newly converted apartments of which 5 are sold off on long lease.

RESIDENTIAL ACCOMMODATION SCHEDULE

APARTMENT	FLOOR	BED/BATH	SQ FT	ERV P.A.
FLAT 1, 9A	FIRST	2 BEDS / 2 BATH	661	£21,000
FLAT 2, 9A	SECOND	2 BEDS / 1 BATH	696	£20,400
FLAT 3, 9A	FIRST	2 BEDS / 2 BATH	675	£21,000
Flat 4, 9A	SECOND	2 BEDS / 1 BATH	682	£20,400
Flat 4, 11A	FIRST	1 BED / 1 BATH	456	£16,500
Flat 1, 13A	FIRST	1 BED / 1 BATH	496	£17,100
Flat 2, 13A	FIRST	STUDIO / 1 BATH	420	£15,000
Flat 3, 13A	SECOND	1 BED / 1 BATH	461	£16,200
TOTAL			4,547	£147,600





TENURE

Freehold.

EPC

Available upon request.

FURTHER INFORMATION

Please contact us for any additional details.

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CONTACT

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