

# Lot 2, 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For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)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](http://www.acuitus.co.uk)



# Lot 2, Fairalls Builders Merchant, Taylors Hill, Eastbourne Road, Godstone, Surrey RH9 8EQ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



## 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

2

#### 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](http://www.tandridge.gov.uk)) (Phone: 01883 722000)

### Completion Period

Six Week Completion

### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Substantial Freehold Trade and Retail Builders' Merchant Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 2, Fairalls Builders Merchant, Taylors Hill, Eastbourne Road, Godstone, Surrey RH9 8EQ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

## 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	187.00	(2,013)	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)
	Warehouse	492.90	(5,306)				
	Storage	644.10	(6,933)				
First	Office/Ancillary	61.10	(658)				
First	Ancillary/Kitchen	39.50	(425)				
<b>Total</b>		<b>1,424.60</b>	<b>(15,335)</b>			<b>£220,000</b>	

(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](http://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](http://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.



# Lot 2, Fairalls Builders Merchant, Taylors Hill, Eastbourne Road, Godstone, Surrey RH9 8EQ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





# Lot 2, Fairalls Builders Merchant, Taylors Hill, Eastbourne Road, Godstone, Surrey RH9 8EQ

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





**Lot 2, Fairalls Builders Merchant, Taylors Hill, Eastbourne Road, Godstone,  
Surrey RH9 8EQ**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)

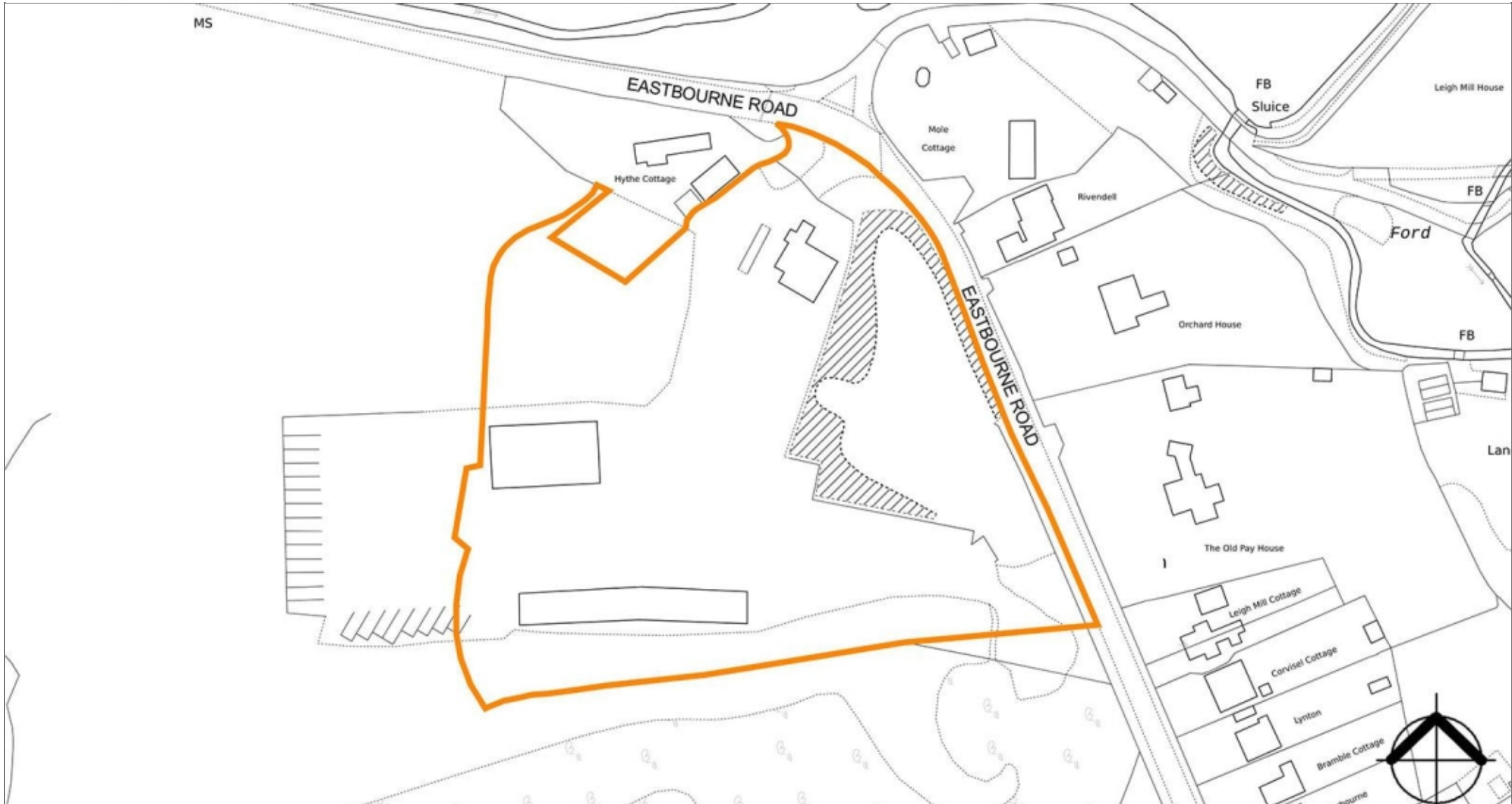




# Lot 2, Fairalls Builders Merchant, Taylors Hill, Eastbourne Road, Godstone,

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](http://www.acuitus.co.uk)



# Lot 2, 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](http://www.acuitus.co.uk)



# Lot 2, Fairalls Builders Merchant, Taylors Hill, Eastbourne Road, Godstone, Surrey RH9 8EQ

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



## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Henry John**  
+44 (0)20 7034 4860  
+44 (0)7876 884 320  
[henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Seller's Solicitors

**Rix & Kay Solicitors LLP**  
The Courtyard River Way  
Uckfield  
East Sussex  
TN22 1SL

**Richard Cripps**  
01825 744466  
[richardcripps@rixandkay.co.uk](mailto:richardcripps@rixandkay.co.uk)

### Associate Auctioneers



**Rayners Commercial**  
14A Bell Street  
Reigate  
Surrey  
RH2 7BG

**Chris Richards**  
01737 222 835  
07802 864 640  
[chris@raynerscommercial.com](mailto:chris@raynerscommercial.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024