HAMILTON HOUSE REIGATE

Ground floor 3,130 sq ft. 1st Floor 4,374 sq ft. + 10 flats

ADDRESS

Hamilton House
87 - 93 Bell Street
Reigate
RH2 7AN

DESCRIPTION

Freehold Retail, Office & Residential Investment for Sale with Development Angle

The property occupies a prominent position on Bell Street. The ground floor with 10 parking spaces is leased to Majestic Wine Warehouse. The 1st floor of 4,374 sq ft has 15 car spaces with an existing lease to Enterprise Office Solutions. The 2nd floor comprises of 10 flats. Externally there is a single garage. Full details are shown in our marketing brochure.

Dated: 08/10/2026

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SPECIFICATION

Ground Floor. 3,310 sq ft. 10 parking spaces. Let to Majestic Wine Warehouses Ltd from 17/12/2025. Due to expire 31/01/2036. Passing rent £68,250 pa exclusive.

1st Floor. 4,374 sq ft NIA. 15 car parking spaces. Let to Enterprise Office Solutions Ltd. Current rent payable is stepped rising from £100,000 to £106,000 pa exclusive. Rent to be topped by the vendor to this figure.

2nd Floor. 10 flats, eight of which let for a term of 1,000 from 21/12/1971. Ground rent £158 pa each subject to increases in line with RPI every 20 years, next review 21/12/2031. Other 2 flats let for a term of 999 years from 21/12/1972. Ground rent £100 pa each subject to increases of £50 every 33 years. Next review 21/12/2038.

External: Single garage with a rental value of circa £1,000 – £1,200 pa.

Tenancy schedule available with our marketing details.

Tenure	Freehold interest available. Allowing for purchaser's costs of 6.5% this provides a yield of 7.91% at a purchase price of £2,100,000
Price	ORIO £2,100,000
Size	Ground floor 3,130 sq ft. 1st Floor 4,374 sq ft. + 10 flats

CONTACT

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Dated: 08/10/2026

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