



13-15 Croydon Road, Caterham,  
Surrey, CR3 6PA

Retail & Residential  
Investment

**FOR SALE**

## PROPERTY SUMMARY

- Retail & residential investment within affluent commuter town
- Includes ground floor shop with a self-contained 2 bedroom flat above
- Whole property let until 18 October 2022 without breaks
- Rent of £18,750 per annum exclusive
- Let on a full repairing and insuring lease
- Freehold Price **£270,000** (subject to contract)

## LOCATION

The premises occupy an excellent trading location along the Town's principal shopping thoroughfare in the centre of Caterham. Multiple retailers represented close-by include Waitrose Supermarket, Costa Coffee, Clarks, Coughlans, RSPCA, Subway, Pizza Express and William Hill.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. There is also a Mainline Railway Station within easy walking distance providing regular services to Croydon and London.

## DESCRIPTION

A mid terrace, three storey building currently arranged as a ground floor retail unit with a self-contained, two bedroom flat on the first and second floors above. Access to the flat is via a communal staircase leading to a first floor rear walkway which serves a number of the flats in the parade.

The ground floor shop has been recently refurbished by the tenant with a new suspended ceiling, new shop front and laminate flooring. The windows to the upper parts have been replaced with modern UPVC double glazed units.

The accommodation and net internal floor areas are as follows:-

### Ground Floor

- Retail area 436 sq.ft 40.5 sq.m

### First Floor

- Entrance Hall, kitchen and living room

### Second Floor

- 2 bedrooms and bathroom

## TENANCY

The whole property is let on a 12 year lease from 19 October 2010 until 18 October 2022 to an individual trading as Galaxy Nails at a rent of £18,750 per annum. The lease is on full repairing and insuring terms with three yearly, upwards only rent reviews. The next rent review is due on 29<sup>th</sup> September 2019.

## TERMS

Offers in the region of **£270,000** for the freehold interest and subject to the existing tenancy. A purchase at this level would reflect a net initial yield of 6.75% assuming usual purchaser's costs.

### Subject to Contract

**VAT** Vat is not applicable to the purchase price

**LEGAL COSTS** Each party is to bear their own legal costs



**For further information or to view please contact**

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Awaiting  
EPC

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