



12 Croydon Road, Caterham,
CR3 6QB

Retail & Residential
Investment



FOR SALE

INVESTMENT SUMMARY

- **Freehold mixed-use retail & residential investment**
- **Prime town centre location**
- **Ground floor shop let to Kenley Financial Ltd (financial advisers)**
- **Shop rent of £18,000 per annum from March 2025**
- **Two Spacious, split-level, self-contained 2 bed flats**
- **Flats producing £34,200 per annum**
- **Freehold price £660,000 (subject to contract)**
- **No VAT**

LOCATION

The premises occupy an excellent location within the centre of Caterham Valley which has a wide selection of shops, restaurants and other local amenities.

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

An attractive mixed-use, prime town centre investment.

The premises comprise a substantial, two / three storey end of terrace building.

The ground floor retail unit, trading as Kenley Financial, has been fitted out to a high standard with a wooden laminate flooring, LED Lights and air conditioning, together with a modern kitchen area and toilet.

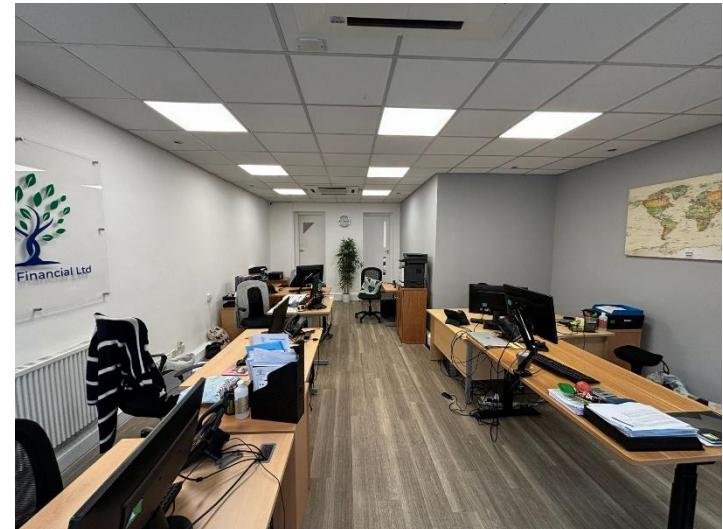
The 2 flats are fully self-contained each with a separate entrance from Mount Pleasant Road. Both Flats have been recently refurbished to a good standard and let on AST's

EPC

This premises has an EPC Rating of D (90) for the shop, D (65) for Flat 2C and D (60) for Flat 2D.

TENURE

Freehold.



ACCOMMODATION & TENANCY SCHEDULE

Accommodation	Floor Area	Floor Area	Tenant	Term		Rent (PA)	Rent Reviews	Repair & Insurance	Other
	Sq.ft	Sq.m		Start	Expiry				
Ground floor - Retail	758	70.42	Kenley Financial Ltd (with personal guarantors)	01/03/24	28/02/34	£18,000	01/03/29	Tenant to repair demised premises and contribute to common items	There are two personal guarantors to the lease. Rent Review to higher of RPI or open market rent. Tenant break 1 March 2029.
Flat 2C, Mount Pleasant Road	GIA 863	80.18	Individual	30/12/25	30/12/26	£17,400	N/A	Assured Shorthold Tenancy	2 Bedroom Flat - 863 sq.ft / 80.18 sq.m GIA
Flat 2D, Mount Pleasant Road	GIA 735	68.28	Individual	12/12/24	11/12/25	£16,800	N/A	Assured Shorthold Tenancy	2 Bedroom Flat – 735 sq.ft / 68.28 sq.m GIA

SALE PRICE

We are instructed to seek **£660,000** for the freehold, subject to contract.

VAT

We understand that VAT is not applicable to the sale price.

LEGAL COSTS

Each party is to pay their own costs.

For further information or to arrange a viewing please contact:

Joe Yorke Bsc Hons Tel: 01737 222835
Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835
Email: chris@raynerscommercial.com



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