



**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.

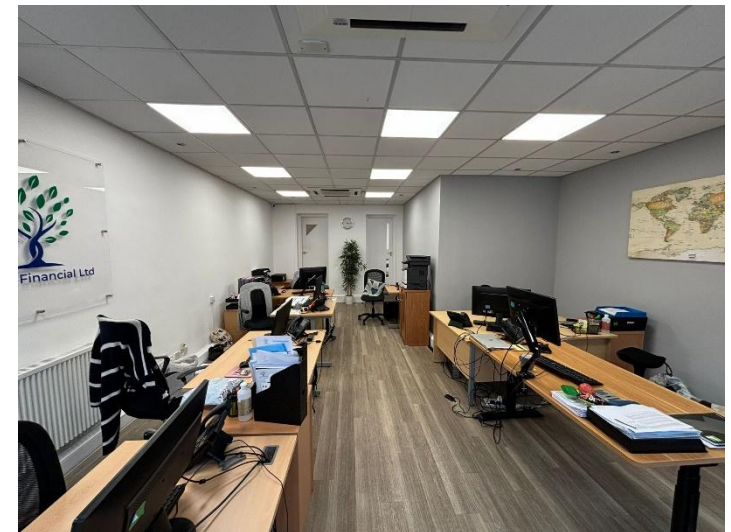
The 2 flats are fully self-contained each with a separate entrance from Mount Pleasant Road. Both Flats have been recently refurbished to a good standard and let on AST's

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 Sq.ft	Floor Area Sq.m	Tenant	Term		Rent (PA)	Rent Reviews	Repair & Insurance	Other
				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:**

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