



38/38A 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 Samos Records Ltd**
- **Shop rent £14,500 per annum from January 2025**
- **Spacious split-level, self-contained 4-bed flat**
- **Flat producing £18,000 per annum**
- **Freehold price £410,000 (subject to contract)**
- **Rear parking**
- **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, three storey building together with rear garden, external store and parking.

The ground floor retail unit, trading as Samos Records, has been fitted out to a good standard with wood-effect laminate flooring, LED lighting and air conditioning, together with a modern kitchen / store and toilets to the rear.

The flat is fully self-contained and can be accessed from either Croydon Road at the front or from the service road, off Colin Road at the rear. The flat comprises a living room, kitchen, bedroom / study and bathroom on the first floor and three further bedrooms and a toilet on the second floor. The flat also has use of the rear garden and external store.

There is a parking area accessed from the rear service road, off Colin Road, where both the shop and flat have the right to park one vehicle.

## EPC

This premises has an EPC Rating of D (97) for the shop and E (54) for the flat

## TENURE

Freehold. Interested parties should note that the shop and flat are currently held under separate titles by our client. The flat is freehold with the shop is subject to a long lease.



## 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 (38 Croydon Road)	526	48.87	Samos Records Ltd (with company guarantor)	16/01/25	15/01/30	£14,500	N/A	The lease is on effective full repairing and insuring terms.	There is a company guarantor & a £7,250 rent deposit. Tenant break at end of third year. The shop has 1 parking space
First & Second Floor Flat (38A Croydon Road)	1,000	92.90	Individuals	01/10/25	30/09/26	£18,000	N/A	Assured Shorthold Tenancy	4 Bedroom Flat The flat has 1 parking space

## SALE PRICE

We are instructed to seek **£410,000** for the freehold, subject to contract.  
 Gross Initial yield 7.93%

## VAT

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

## LEGAL COSTS

Each party is to pay their own costs.

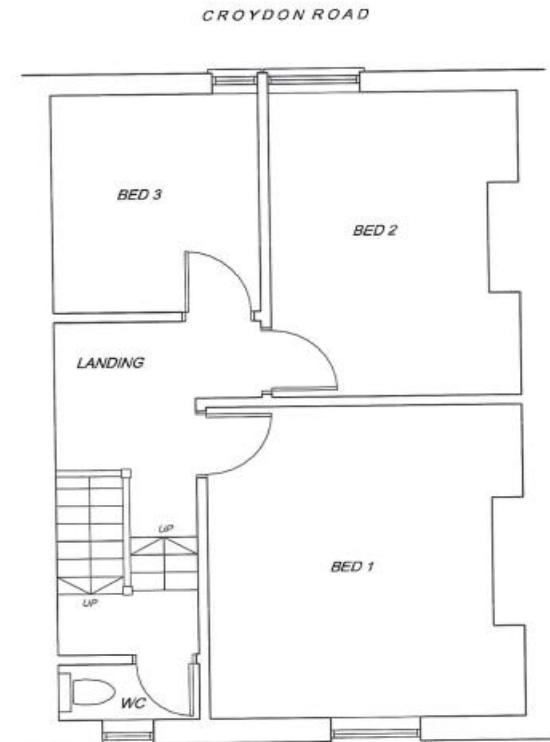
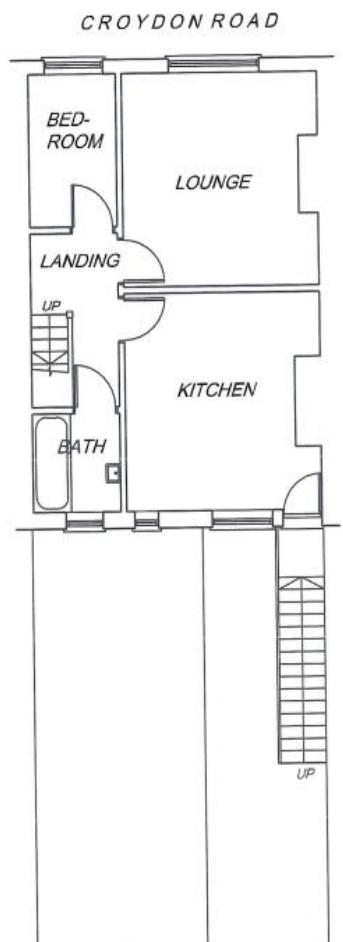
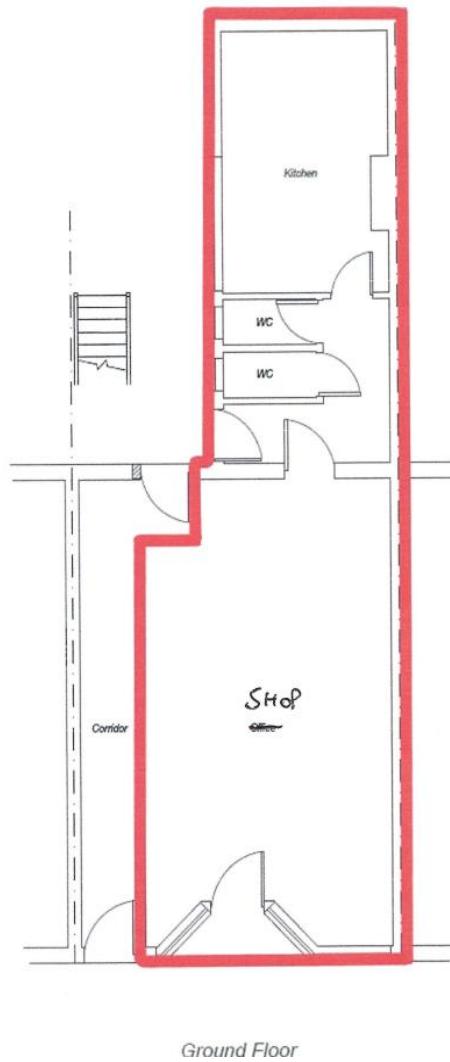
**For further information or to arrange a viewing please  
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Not to scale, for indicative purposes only





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