



38/38A Croydon Road, Caterham, CR3 6QB



Alfred House, 1 Mount Pleasant Road, Caterham, CR3 6LP



Flats 1 & 2 James House, 1A Crescent Road, Caterham, CR3 6LE



Marjorie House, 5 Church Walk, Caterham, CR3 6RT



Michele House, 12 Timber Lane, Caterham, CR3 6LZ

- Available together or individually
- Portfolio available for £1,810,000
- 3 x Freehold residential investments
- 1 x Freehold mixed-use investment
- 1 x Vacant house
- See tenancies & prices below
- Further details & plans available
- No VAT
- Subject to contract

3 x FREEHOLD RESIDENTIAL INVESTMENTS, 1 x VACANT HOUSE
& 1 x FREEHOLD MIXED USE INVESTMENT

FOR SALE



| Address | Accommodation | Floor Area | | Tenant | Tenancy | Rent (PA) | EPC | Price |
|--|--|------------|--------|--|---|-----------|--------|----------|
| | | Sq.ft | Sq.m | | | | | |
| Flat 1 House, 1A Crescent Road, Caterham, CR3 6QB | Two x 2-bedroom flats with allocated parking | 873 | 81.10 | Individuals | Assured Shorthold Tenancy for a term expiring 31 July 2026 | £19,200 | C (80) | £500,000 |
| Flat 2 House, 1A Crescent Road, Caterham, CR3 6QB | | 875 | 81.29 | | Assured Shorthold Tenancy for a term expiring 1 May 2027 | £19,200 | B (81) | |
| Alfred House, 1 Mount Pleasant Road, Caterham, CR3 6LP | 2-bedroom house | 774 | 71.91 | Vacant | Vacant possession | N/A | C (75) | £315,000 |
| Michele House, 12 Timber Lane, Caterham, CR3 6LZ | 1 Bedroom semi-detached house with garden | 778 | 72.28 | Individual | Assured Shorthold Tenancy expiring 31 March 2026 | £15,600 | C (74) | £260,000 |
| 38 Croydon Road, Caterham, CR3 6QB | Ground floor shop & split level, self-contained 4-bedroom flat with rear parking | 526 | 48.87 | Samos Records Ltd (with company guarantor) | The lease is on effective full repairing and insuring terms | £14,500 | D (97) | £410,000 |
| 38A Croydon Road, Caterham, CR3 6QB | | 1,000 | 92.90 | Individual | Assured Shorthold Tenancy for a term expiring 30 September 2026 | £18,000 | E (54) | |
| Marjory House, 5 Church Walk, Caterham, CR3 6RT | 3 Bedroom house | 1,174 | 109.07 | Individual | Assured Shorthold Tenancy for a term expiring 30 April 2026 | £22,200 | B (84) | £325,000 |

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