



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
- 2 x Freehold residential investments
- 1 x Freehold mixed-use investment
- 2 x Vacant houses
- 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	Vacant	Vacant possession	N/A	B (84)	£325,000

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