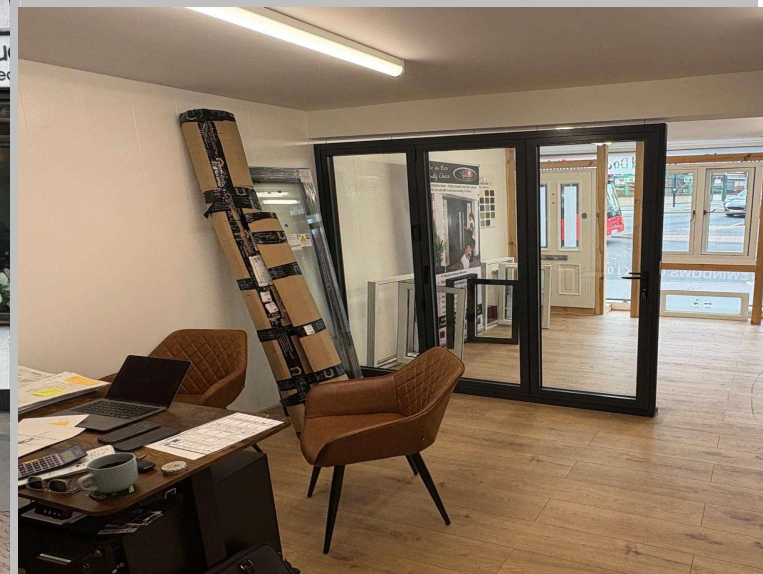




51/53 Chipstead Valley Road,
Coulsdon, CR5 2RB

Retail & Residential
Investment

FOR SALE

ACCOMMODATION & TENANCY SCHEDULE

Accommodation	Floor Area	Floor Area	Tenant	Term		Rent (PA)	Rent Reviews	Repair & Insurance	Other
	Sq.ft	Sq.m		Start	Expiry				
51 Chipstead Valley Road	Shop 337 Basement 277	Shop 31.3 Basement 25.7	Vacant	N/A	N/A	N/A	N/A	N/A	
53 Chipstead Valley Road	Shop 345 Basement 297	Shop 32.1 Basement 27.6	Glitz Windows and Conservatories Ltd (with a guarantor)	23/06/25	22/06/29	£11,750	N/A	Tenant to repair ground floor & basement including windows but excludes load-bearing or structural parts.	Inside the Landlord & Tenant Act 1954. Tenant break option 23 June 2027. Basement has restricted head height.
51A Chipstead Valley Road	Gross internal Area 722	Gross Internal Area 67.1	Vacant	N/A	N/A	N/A	N/A	N/A	2 Bedrooms, Living room, kitchen, Utility & Bathroom

SALE PRICE & POTENTIAL

We are instructed to seek **£440,000** for the freehold, subject to contract.

Assuming the vacant shop is also let at £11,750pa and the flat let at £16,800pa (£1,400pcm) a purchase at this level would reflect a Gross Initial Yield of 9.16%.

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:

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



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