



76 Croydon Road, Coney Hall, West Wickham, Kent BR4 9HY

Mixed-use freehold investment with planning consent and reversionary potential

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Commercial Unit



Commercial Unit

- Mixed-use, income producing investment
- Ground floor commercial premises with large rear yard
- Self-contained two bedroom apartment
- Planning consent for significant rear extension and loft conversion
- Currently producing £30,000pa but with reversionary potential
- Guide price £525,000 F/H

## DESCRIPTION

Mixed-use terraced freehold premises located in a prominent main road position within an established local parade.

The ground floor comprises an A1 shop unit measuring circa 679 sqft, arranged as double glazing/plastics showroom with associated offices and ancillary facilities.

To the rear of the ground floor is a brick built store of circa 294 sqft and a large gated yard area with rear access and parking for several vehicles.

The upper parts are arranged as a self-contained two bedroom apartment (c. 648 sqft).



Residential Flat



Rear Yard

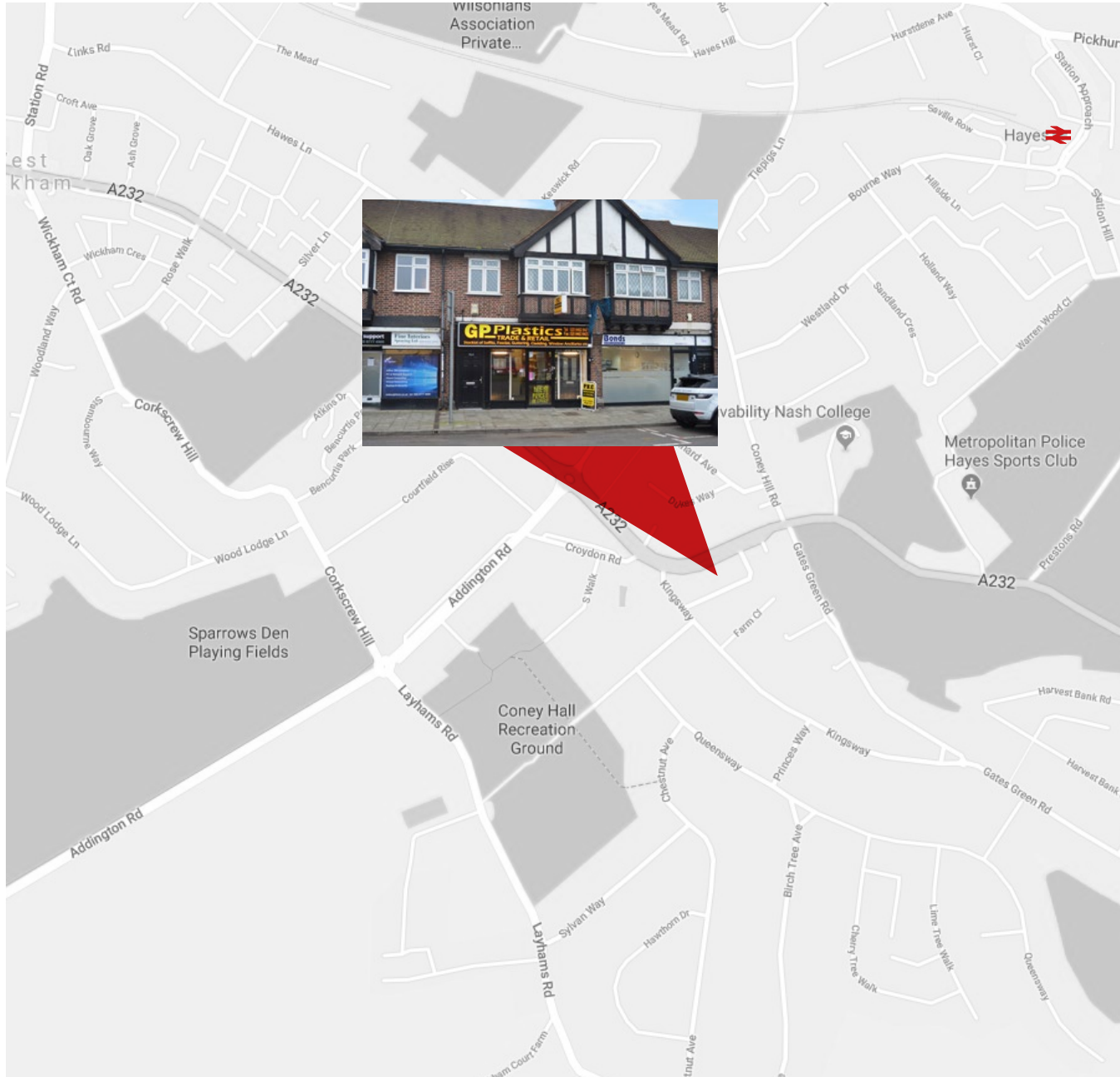


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## LOCATION

The property is located in an established secondary shopping parade on the A232 (Croydon Road), a major arterial road running through South London and Surrey linking the A24 in Ewell to the West with the A224 Orpington bypass in the East.

The parade itself is located in the popular residential suburb of Coney Hall, part of West Wickham in the London Borough of Bromley. The parade is well-established and hosts a range of national and independent local businesses. Neighbouring occupiers include Tile Giant, Co-operative Food, William Hill and Wickes. Whilst Croydon Road is a Red Route there are ample bays upon the parade offering 1 hour free parking and an additional pay and display car park with a further 27 spaces to the rear of the shops.

Junction 4 of the M25 motorway is located circa 6 miles to the East. The major Metropolitan Centres of Bromley and Croydon are located within 3 and 7 miles of the property respectively. The rail network can be found nearby at Hayes Station approximately 1 mile from the property and provides fast services into Central London.

## TENANCIES

Upon completion of the sale the owners will enter into a new Full Repairing and Insuring lease for the entire ground floor premises at an annual rent of £18,000 for a term of 5 years, subject to a tenant only break clause at year 3. This lease is to be granted within the security provisions of the Landlord & Tenant Act 1954.

The residential apartment is currently let upon an Assured Shorthold Tenancy at a passing rent of £12,000p per annum.

The combined existing/proposed rental income at completion will be £30,000 per annum.



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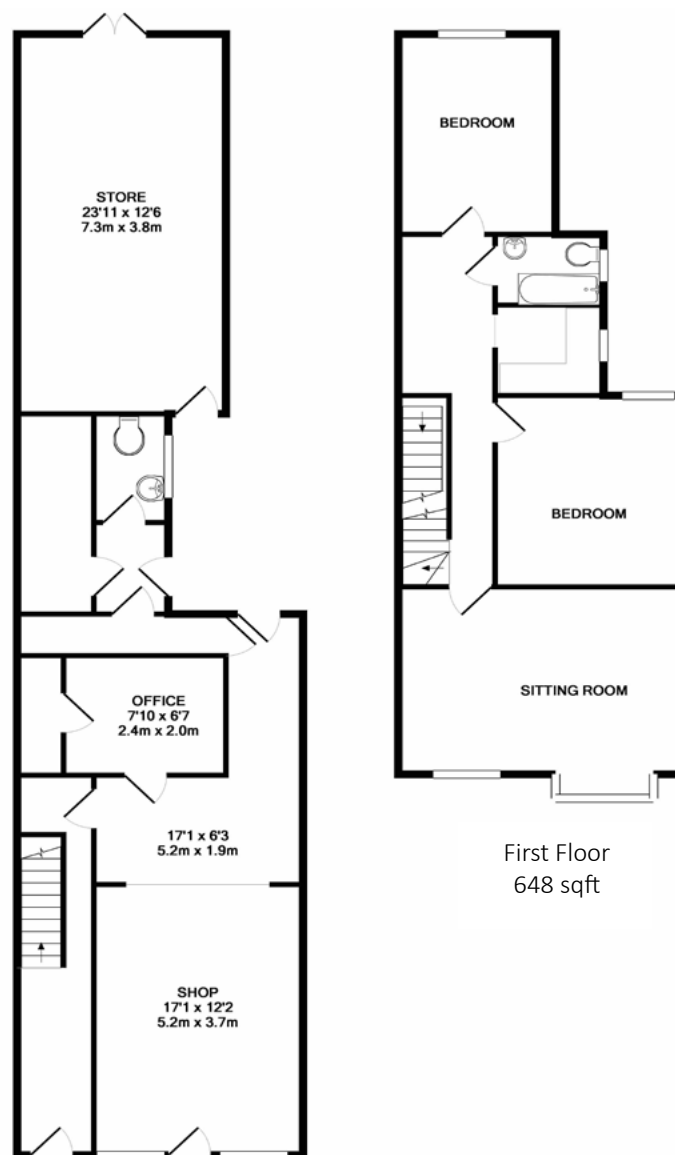
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## FLOORPLANS



Ground Floor  
Store 294 sqft  
Shop 679 sqft

First Floor  
648 sqft



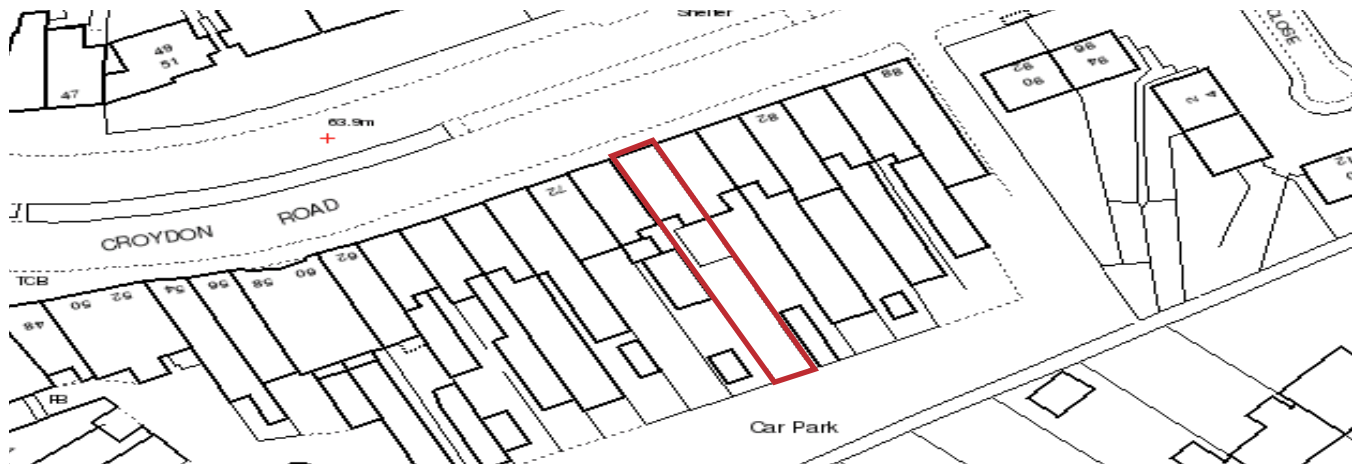
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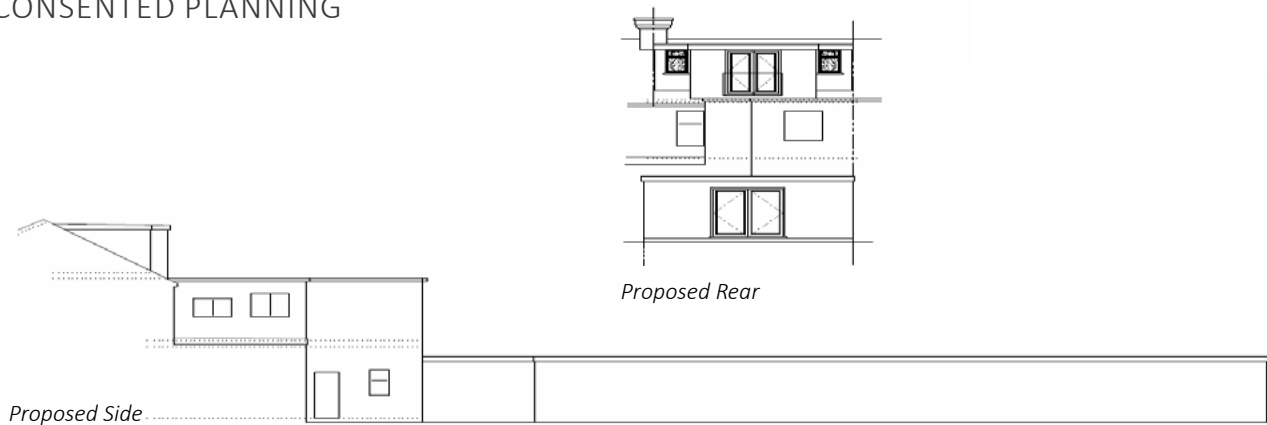
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## CONSENTED PLANNING



## PLANNING

The property benefits from a planning consent (Ref: DC/15/01122/FULL1) granted by The London Borough of Bromley on 14th July 2015 for:

- Conversion of the loft space including the installation of a rear dormer creating a double bedroom and ensuite shower room.
- Demolition of the existing rear stores and the construction of a large (c. 1,100 sqft) single storey rear workshop and store.

## REVERSIONARY POTENTIAL

It is our opinion that the apartment is underlet and could achieve circa £13,000 - £14,000pa in its current condition.

Undertaking the consented works would improve the ERV of the apartment to £16,800pa and the commercial premises to circa £25,000pa. Thus providing a combined ERV of £41,800 for the building.

## TERMS

For sale – offers are invited in excess of £525,000.

## VAT

We understand that VAT is not applicable in this transaction.

## EPC

The property sits within band C. An EPC is available upon request.

## VIEWINGS

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division on 020 8315 5454.



**For more information contact:**  
**Kyle Peters**  
**020 8315 5454**

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