



**56 Westway, Caterham,
Surrey, CR3 5TP**

**Ground Rent
Investment**

FOR SALE

PROPERTY SUMMARY

- **Rarely available ground rent investment**
- **Includes three long leasehold flats and ground floor commercial premises**
- **Current ground rent income £600 per annum plus management fee of £1,480**
- **Price for freehold £15,000**

LOCATION

Westway is a local shopping centre linking Chaldon Road and Coulsdon Road within Caterham on the Hill. The former Caterham Barracks development incorporating Tesco is close by as well as Caterham on the Hill High Street. Junction 6 of the M25 is close-by at Godstone. Access to the M23 is also available at Merstham.

ACCOMMODATION

The premises comprise a mixed use building containing 3 residential flats and a retail unit on the ground floor and basement. 3 parking spaces are provided to rear for the sole use of the flats.

TENANCIES

56 Westway - Commercial unit covering the ground floor and basement. The long leasehold interest will be sold on a 125 year lease upon completion of the sale.

56a, 56b and 56c Westway – The long leasehold interests in each flat have been sold off on 125 year leases from March 2004. Each flat pays a ground rent of £200 per annum.

Interested parties should note that the owner currently receives £1,480 per annum in management fees

TERMS

The freehold interest subject to the existing long leasehold tenancies is available for £15,000.

Subject to contract

VAT

We understand that no VAT is applicable.

EPC

56 - D76
56a – D56
56b – E47
56c – E54

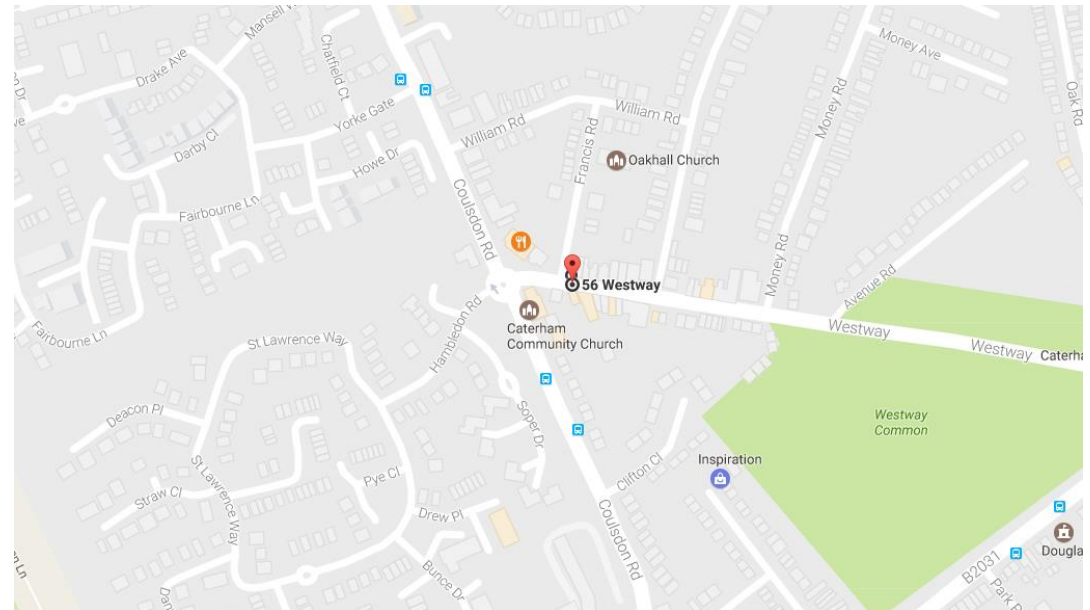
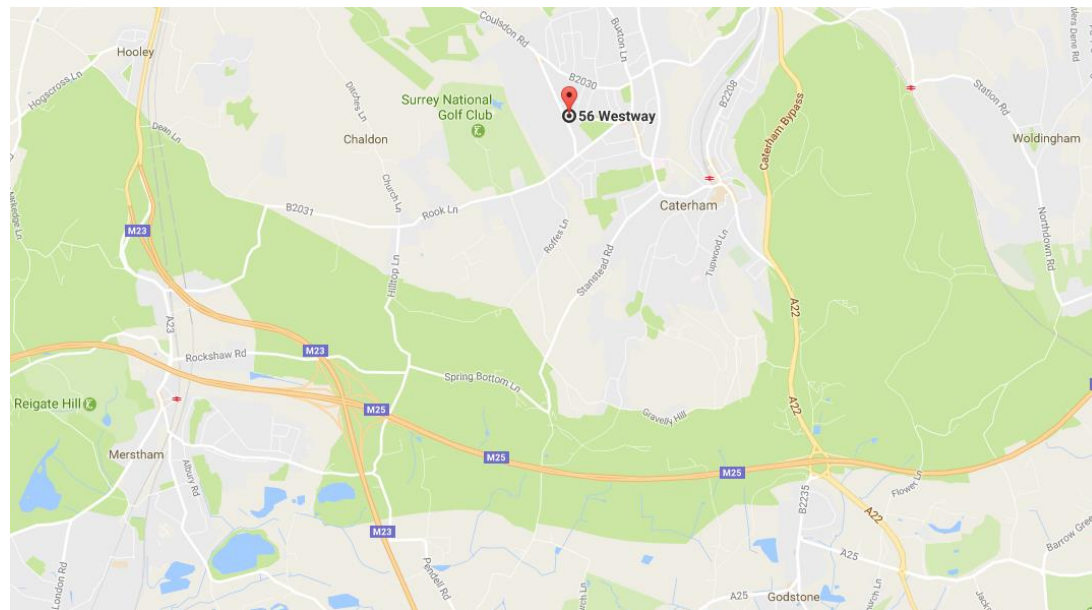
LEGAL COSTS

Each party are to pay their own costs in relation to the sale.

For further information or to view please contact

Alexander Mullett BSc (Hons) MRICS Tel: 01737 222835
Email: alexander@raynerscommercial.com

Chris Richards BSc (Hons) MRICS Tel: 01737 222835
Email: chris@raynerscommercial.com



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