

CHARTERED SURVEYORS - VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

SHOP AND FLAT

FREEHOLD INVESTMENT FOR SALE

**286 BRIGHTON ROAD, SOUTH CROYDON
CR2 6AG**



LOCATION:

The property occupies a prominent position on the west side of Brighton Road in a parade of similar properties between the junctions of St. Augustine's Avenue and Churchill Road. This is a busy parade on the main road into Croydon to the North. Numerous bus routes operate along the Brighton Road and both Sanderstead and Purley Oaks Stations are within easy walking distance of the property.



Covering SOUTH LONDON · KENT · SURREY · SUSSEX

PAUL S LACK BSc FRICS RICHARD G WOODS BSc FRICS
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

DESCRIPTION: The premises comprise a ground floor shop/office, currently occupied by an estate agent, together with a substantial self contained residential maisonette on first and second floors currently let on an Assured Shorthold Tenancy.

ACCOMMODATION: Ground Floor Shop/Office

Internal Width	3.84m	(12.58 ft)
Shop Depth	8.94m	(29.33 ft)
Retail Area	33.91 sq m	(365 sq ft)
Rear Kitchen/Ancillary	7.34 sq m	(79 sq ft)
Rear Garden with rear pedestrian access.		

First Floor Large Lounge, Double Bedroom, Kitchen and Bathroom.

Second Floor Two Double Bedrooms.

TENANCIES: The ground floor shop is let to Messrs Johnson and Hewitt on a full repairing and insuring lease for a term of 15 years from 25th March 2006 with five yearly rent reviews. The current rent, with effect from 2016, is £9,000 per annum.

The first and second floor maisonette is let on an Assured Shorthold Tenancy, holding over since December 2009 at a current rent of £775.00 per calendar month (£9,300 per annum).

TENURE: The property is available on a freehold basis subject to the existing tenancies with a current annual rental income of £18,300 per annum.

PRICE: Offers in the region of £400,000 are sought for this freehold investment property.

NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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RATES:	Interested parties should make their own enquiries direct to the Local Authority.
VAT:	Figures are exclusive of VAT if applicable.
LEGAL COSTS:	Each party to be responsible for their own legal costs.
VIEWINGS:	Viewing strictly by appointment through sole agent:

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SUBJECT TO CONTRACT
(January 2017)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)

