



james ashley
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44 Croydon Road | **Caterham** | **Surrey** | **CR3 6QB**
MIXED-USE FREEHOLD BUILDING FOR SALE

44 Croydon Road | Caterham | Surrey | CR3 6QB | FREEHOLD SHOP & UPPERS

- ground, first & second floors
- vacant ground floor shop
- shop erv circa £22,500 per annum
- two self-contained 1 bed flats
- entire building: 173.72 m² (1,870 ft²) approx.
- guide price: £625,000 freehold

DESCRIPTION

Prominent mid terraced period building arranged over 3 floors, comprising a ground floor retail unit (currently vacant) and two x 1 bedroom self-contained flats above, accessed from the front.

We understand that the shop currently has an 'E' Use Class, which includes retail, restaurant, leisure, medical and office uses.

LOCATION

The property is situated on Croydon Road (B2208), between Colin Road and Mount Pleasant Road in the centre of Caterham Valley.

Neighbouring occupiers include Lidl, Domino's, Pop Inn Cafe, William Hill, Post Office, Magnet Kitchens, Papa Johns, Subway, Pizza Express, Euronics, Coughlans, KFC, Costa and Waitrose, together with a good mix of other independent and local traders.

Caterham mainline railway station is within walking distance, providing services to London Bridge, Purley and East Croydon. There are also buses serving the area located on Croydon Road.

ACCOMMODATION

Ground Floor Shop	86.40 m ²	930 ft ²	
First Floor Flat	38.09 m ²	410 ft ²	
Second Floor Flat	49.23 m ²	530 ft ²	
TOTAL	173.72 m²	1,870 ft²	N.I.A.

TENURE

Freehold, with vacant possession of the ground floor retail unit and top floor flat. The first floor flat is currently rented out on Assured Shorthold Tenancy Agreement. Full vacant possession can be provided.

FURTHER INFORMATION/VIEWINGS

Contact the vendors sole selling agents: -

James Stefanopoulos or Ashley Brudenell

