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74 Godstone Road | Kenley | Surrey | CR8 5AA
MIXED-USE INVESTMENT FOR SALE

74 Godstone Road | Kenley | CR8 5AA | FREEHOLD MIXED-USE INVESTMENT

- basement, ground, first & second floors with parking
- 180.69 m² (1,945 ft²) approx.
- sui generis & 'c' use classes
- shop let to Morley's
- 3 bedroom maisonette & 1 bedroom flat
- price: £675,000 freehold

DESCRIPTION

Mid terrace shop trading as a hot food take-away, arranged as a front seating area, kitchen, refrigerated walk-in store and single WC.

The self-contained maisonette above is accessed from the front comprises a kitchen, living room, bedroom and WC on the first floor, with two further bedrooms and bathroom on the second floor.

The basement flat accessed from the rear comprises a kitchen, living room, bedroom and bathroom. There are two parking spaces at the rear accessed via a service road off Station Road.

LOCATION

Situated in prominent position on Godstone Road (A22), between Hayes Lane and Station Road, in the centre of Kenley.

Neighbouring occupiers include; Co-Op Convenience Store and Medipharma Chemist, together with a good mix of other independent and local traders.

Kenley mainline railway station is within walking distance, providing services to London Bridge, Purley, East Croydon and Caterham.

ACCOMMODATION

Basement (Flat B)	47.38 m ²	510 ft ²	
Ground floor (Shop)	57.13 m ²	615 ft ²	
First & Second floors (Flat A)	76.18 m ²	820 ft ²	
TOTAL	180.69 m²	1,945 ft²	N.I.A.

TENURE

Freehold, with the benefit of a 20-year Lease to Morley's from June 2012 at a passing rent of £15,000 per annum and an Assured Shorthold Tenancy Agreement on Flat B at a passing rent of £1,150 per calendar month. Flat A is currently vacant, with an ERV of £1,900 pcm.

BUSINESS RATES

We understand that the rateable value for the shop is £13,000 (and the EPC rating is C). Contact Croydon Council on 020 8726 7000 to confirm what amount might be payable.

VIEWING

By prior arrangement by contacting the vendor sole agents:

