

FREEHOLD MIXED USE INVESTMENT FOR SALE

Comprising a retail unit and self-contained 3 bedroom maisonette

LET ON A SINGLE FULL REPAIRING LEASE



RENTAL INCOME OF £33,750 PER ANNUM

**11/11A CENTRAL PARADE
NEW ADDINGTON
SURREY CR0 0JB**

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The subject property is located within Central Parade, which serves as the main retail area in New Addington. New Addington Tram Station with its links to Croydon and Wimbledon lies to the immediate north. Occupiers within the parade include Co-op Supermarket, Lloyds TSB, Iceland, Boots Pharmacy, Betfred, Greggs, William Hill and a varied range of local traders. A location plan and street view can be viewed online through Google Maps by typing in the property's postcode CR0 0JB

DESCRIPTION

The property comprises a ground floor retail unit and a 3 bedroom maisonette arranged over first and second floors. The residential aspect is accessed separately via an external metal staircase off Salcot Crescent. The property forms part of a terraced high street location over three floors built in the circa 1930s.

The ground floor has been fitted out to the tenant's specification (butcher) with racking to the two side walls. There is a preparation area and meat counter within the store. To the rear there is a large yard and external storage providing additional cold storage facilities. The residential element provides a living room and separate kitchen over first floor and three bedrooms and a family bathroom on the second floor.

Commercial Aspect

Ground Floor

Retail Overall 721 sq ft (67.02 sq m)

ITZA 482 sq ft (44.78 sq m)

Residential Aspect*

First Floor

Living room

Kitchen

Second Floor

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

*Floor area 796 sq ft (73.92 sq m)

| Number | Tenancy | Rent | Rent Review Dates |
|--------|--|------------|--|
| 11/11A | Let to a private individual on a 12 year FRI lease term from the 25 th March 2009 | £33,750 pa | 25 th March 2013 25 th March 2017 |
| Income | | £33,750 pa | |

TENURE

Freehold interest, subject to the above tenancy.

PRICE

£550,000

VAT

We have been advised that property is VAT exempt.

VIEWING ARRANGEMENTS

By appointment with sole selling agents Henry Adams, 50 Carfax, Horsham, West Sussex RH12 1BP

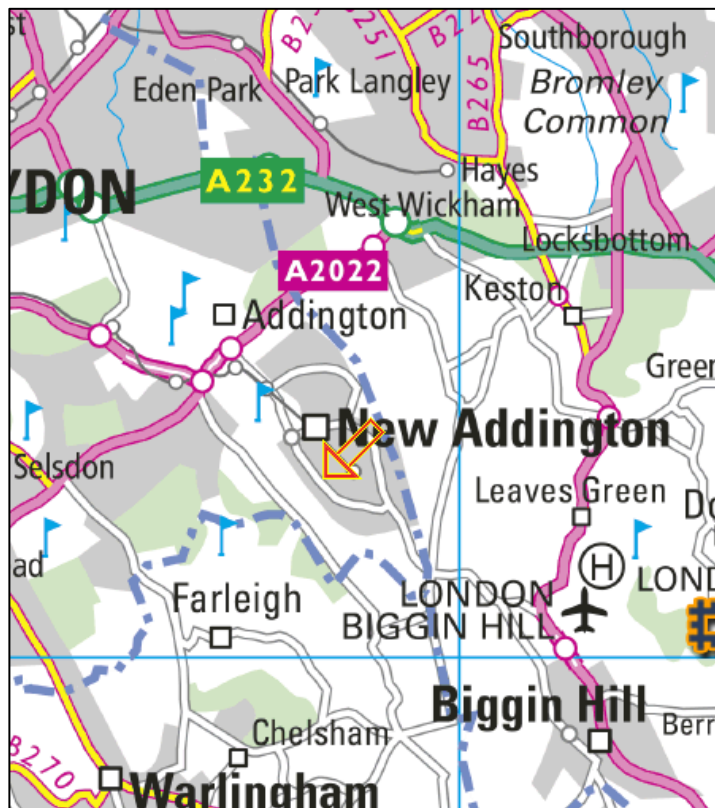
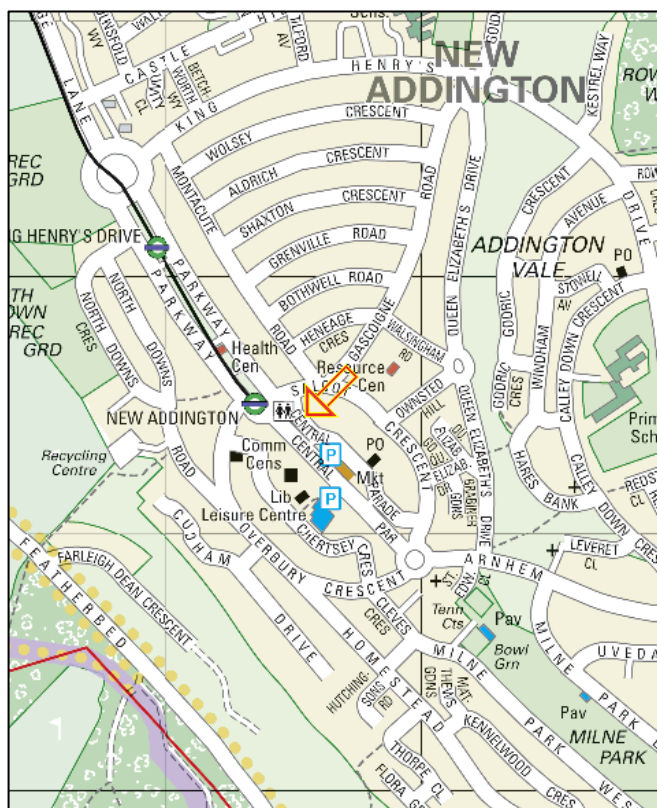
CONTACT

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