

INVESTMENT
FOR SALE

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **12 Godstone Road**
Kenley, Surrey, CR8 5JE



NEWLY REFURBISHED
FULLY LET INVESTMENT
FOR SALE

- Situated on A22 between Purley and Kenley
- Walking distance of Purley Railway Station
- Ground floor retail unit
- Residential accommodation
- Lower ground floor space
- Fully let

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

020 8686 4400
info@gpcommercial.co.uk

Nick Payne MRICS
nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk

 **12 Godstone Road**
Kenley, Surrey, CR8 5JE



G&P PROPERTY
COMMERCIAL FOCUS

Location

The property is situated on the A22 between Purley and Kenley, close to the junction with St James' Road. Purley Railway Station is within easy walking distance and provides a direct service to London Victoria and London Bridge. Access to the motorway is via junction 6 of the M25 to the south at Godstone.

Description/Accommodation

The property forms part of terrace of similar properties comprising retail accommodation on the ground floor with residential accommodation above.

The property has been fully renovated throughout including new kitchen, bathroom, lighting, heating and double glazed windows in the flat, whilst the commercial element was also refurbished including white painted plastered walls, new kitchenette and flooring.

The property also benefits from a lower ground floor space which could be converted into additional residential accommodation subject to planning consent.

Internal Area

Net internal areas as follows:

Ground Floor 43.74sq m 471 sq ft

Terms

The property is available freehold and offers are being sought in the region of £330,000, subject to the following tenancies:

A lease on the ground floor for a term of 5 years from August 2019 currently paying a rent of £7,500 per annum, the lower ground floor space is currently vacant.

The first floor flat is currently on an AST paying £11,400 per annum.

Business Rates

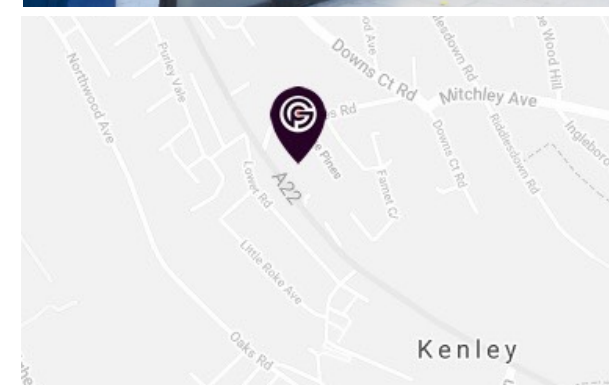
According to the Government website the property has a Rateable Value of £7,500. The UBR for 2021/22 is 49.9p in the £. (NB: Small Business Relief may apply).

Legal costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

Energy Performance Rating: C (68) Full information upon request.



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.