

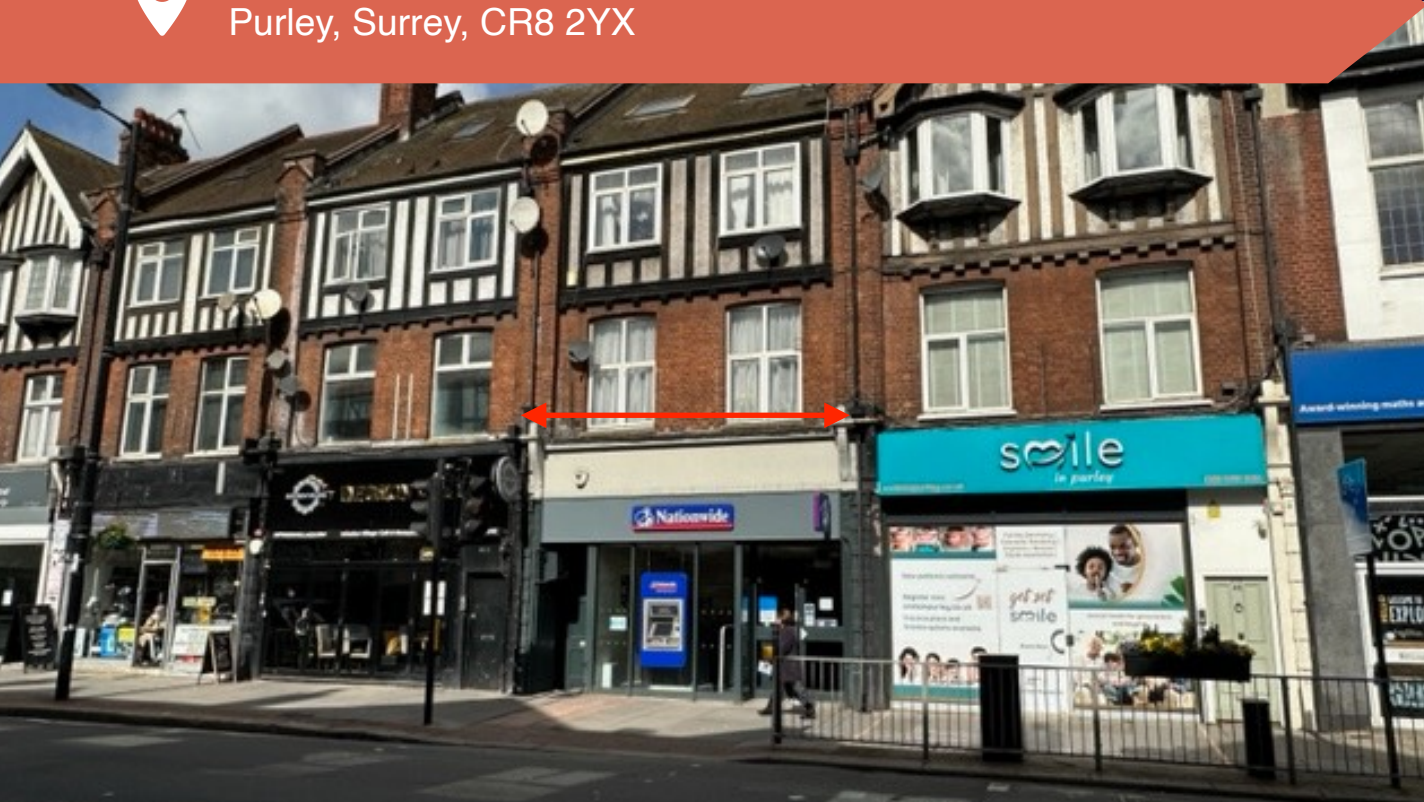
FREEHOLD INVESTMENT
FOR SALE

020 8686 4400
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G&P PROPERTY
COMMERCIAL FOCUS

 **916-918 Brighton Road**
Purley, Surrey, CR8 2YX



RETAIL/OFFICE AND RESIDENTIAL INVESTMENT

FREEHOLD FOR SALE


Viewing by appointment

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Location

The property is located in the centre of Purley forming part of a busy parade fronting the main Brighton Road. There is a short term Pay and Display car park behind the property and additional on street car parking is available nearby.

Other local occupiers include Explore Learning, Age UK, Costa, Subway, Santander and The Children's Trust Tadworth.

Description/Accommodation

The property comprises a ground floor retail/office currently let to Nationwide Building Society. There is self contained residential accommodation on two floors above providing four suites let on a HMO basis.

Tenancy Details

Ground Floor Let to Nationwide Building Society on an effective FRI Lease dated 30th November 2022 for a period of six years from 25th March 2022 at a current rent of £19,870 per annum exclusive, with Tenant break clauses on 25th March 2024 and 25th March 2026.

The upper parts are being let out under an HMO comprising of 1x bedsit and 1 x 1 bedroom unit sharing a toilet and bathroom. The second floor is the same layout. The third floor comprises a large 3 x bedroom flat which is self contained comprising 2 double bedrooms, living room, fitted kitchen, bathroom and electric heating.

The annual income being achieved on the upper parts is £36,900 pa. We feel this could be uplifted with rent increases to achieve closer to £55,000 pa

Internal Area

Net internal areas as follows:

Ground Floor		
Retail/Office	149.30 sq m	1607 sq ft

Terms

The property is available to purchase freehold subject to the existing Tenancy Agreements.

Price

£875,000 plus VAT (if applicable), Subject to Contract.

Business Rates

According to the Government website the property has a Rateable Value of £TBC. The UBR for 2023/24 is 49.9p in the £.

Legal costs

Each party to bear their own legal costs incurred in this transaction,

Energy Performance Certificate

Awaiting Energy Performance Certificate



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.

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Total area: approx. 250.3 sq. metres (2694.1 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUz.