



FREEHOLD INVESTMENT FOR SALE

HS HUGGINS STUART EDWARDS

**74 Godstone Road, Kenley, CR8 5AA
£575,000 FREEHOLD**

74 Godstone Road, Kenley, CR8 5AA FOR SALE

Approx 1,914 sqft (177.80 sqm)

DESCRIPTION

Opportunity to acquire a mixed-use investment in a prominent position on Godstone Road close to Kenley Station. The property comprises a ground floor commercial takeaway/restaurant with a 3-bedroom flat above, a 1-bedroom flat at lower ground floor level and a parking area at the rear. The property is fully let currently producing an income of £47,835.12 per annum.

Ground Floor Commercial	569 sqft	52.84 sqm
74a (3 bed flat)	821 sqft	76.3 sqm
74 b (1 bed flat)	524 sqft	48.66 sqm
TOTAL	1,914 sqft	177.80 sqm

PRICE

£575,000 Freehold subject to the existing leases.

LEASES

Commercial- 20 year lease from 24th June 2012. Lease is effective full repairing and insuring with 4 yearly rent reviews. Rent currently £15,000 per annum exclusive following the 2024 review.

74a- Statutory periodic tenancy guaranteed by London Borough of Croydon. Original Fixed AST term of 24 months from 25th September 2017. Current rent £1,636.26 per calendar month.

74b- 12 month AST from 29th June 2024. Current rent of £1,100 per calendar month.

LOCATION

The property is situated within a popular retail parade on the busy Godstone Road, in close proximity to Kenley Station and opposite Riddlesdown Common. Kenley is a predominantly residential area located between Purley & Whyteleafe. Kenley Station is within 2 minutes walk from the property providing regular services to London Bridge and Caterham. The M25 junction 6 is approximately 15 minutes drive away.

EPCs

Commercial: C-58.

74a: C-69

74b: C-77

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office

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DATE

March 2025

FOLIO NUMBER

30295

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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