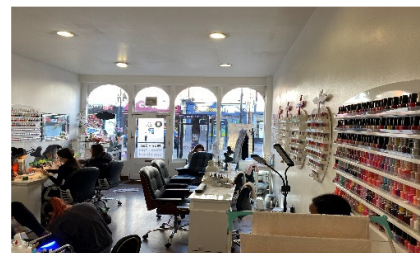


SHOP AND RESIDENTIAL - FREEHOLD FOR SALE

Potential to construct a new ground floor flat to the rear

Purley – 941 Brighton Road, CR8 2BP



OCCUPATIONAL TERMS

The shop unit trades as Ego Nail Spa and is let to the owners on a flexible unprotected licence. We understand Ego nails have been in occupation for 5+ years and the tenant is keen to agree a long "proper" lease. Further details available on request. The residential accommodation is let on AST's.

CURRENT INCOME

	pcm	pax
Shop	£1400	£16,800
Flat 1	£875	£10,500
Studio		
Flat 2	£850	£10,200
Flat3 (Studio)	£600	£7,200
Total	£3725	£44,700

PRICE

Offers in excess of **£870,000** are sought.

VAT

The property is not elected for VAT

EPC

Shop	D
Flat 1	B
Flat 2	F
Flat 3 (Studio)	E

VIEWING

Strictly by arrangement through sole agent

Subject to Contract.
21/4/2022

- Shop and 3 flats
- Current income £43,500 pax
- 61% of income from residential
- STP a 4th flat may be built
- Full VP feasible.
- Offers in excess of £870,000

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LOCATION

The subject property is located on the Brighton road in the centre of Purley in a prime trading location. Purley station is a few minutes walk from the property providing a fast and frequent service to central London, Croydon and Gatwick Airport.

The strong trading location is clearly shown on the accompanying Goad plan.

DESCRIPTION

The property is arranged as a ground floor shop occupied by a nail spa, a ground floor storage area and small basement used by the vendor, a 1 bedroom flat and a studio on the first floor and a 1 bedroom flat on the second floor. There is a rear yard area which offers potential for development of another residential unit Subject to the necessary consents. There is rear pedestrian access to the site via Kimberley Place.

The property is arranged as follows.

Ground floor retail	405 sqft	37.62 sqm
Ground floor store (tenant)	57 sqft	5.30 sqm
Ground floor store (vendor)	269 sqft	25.0 sqm
Basement	Not inspected	
Rear external Yard area	682 sqft	63.36 sqm
1 st and 2 nd floors	2 X 1 bed flats and a studio.	

Plans are available on request.

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50 metres

Experian Goad Plan Created: 04/03/2022

Created By: NJWE Ltd



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