

# Lot 88

213 Croydon Road, Caterham,  
Surrey CR3 6PH

**GUIDE PRICE: £350,000**



**FREEHOLD INCOME PRODUCING MIXED  
INVESTMENT**

This freehold commercial and residential investment comprises of a ground floor commercial unit trading as a fish and chip shop with a self-contained studio flat to the rear and further self-contained split level maisonette above. The property is arranged over four floors and benefits from a large rear garden with potential for development subject to obtaining any planning consent that may be required. The commercial unit combined with the studio flat to the rear is let on a 20 year full repairing and insuring lease from April 2005 at rent of £16,500 pa with rent reviews at 5 yearly periods. The split level maisonette is let on an Assured Shorthold Tenancy from 22nd November 2010 for an initial 6 month period with the tenants currently holding over on the same terms at £847 pcm (£10,164 pa). The property is sold with the benefit of this investment income.

#### **ACCOMMODATION**

Shop 39.5 sq metres. Studio flat to rear.  
Upper floors providing two bedroom split level flat

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Tandridge District Council 01883 722000  
Shop Rateable Value: £5100  
Council Tax Band: 213a B 213b A

#### **VENDORS SOLICITORS**

tbc

#### **VIEWING TIMES**

By appointment through auctioneers.