

6 High Street

Purley, CR8 2AA

An unbroken freehold income producing mid-terrace lock up shop and self-contained flat for sale in Purley.

GUIDE PRICE | £450,000

1
Commercial unit

1
Residential flat

£35,760
Current annual income

INVESTMENT OPPORTUNITY


CDR
SUPERFRYER
No.6
020 8660 3973
Diane's
Hair & Beauty



The Opportunity

The property comprises a ground floor lock-up shop, currently trading as a hair and beauty salon and occupied under a 10-year lease expiring in March 2032. The property has a rear fire door.

The upper parts comprise a well-proportioned, self-contained two bedroom split-level flat which is let on a periodic tenancy. The flat is accessed via the rear of the property. There is a sitting room and a spacious kitchen at first floor level as well as access to a roof terrace. At second floor level there are two bedrooms and a bathroom. We are advised that the residential element benefits from a Goodlord landlord rent protection and legal expenses insurance policy.

The property therefore offers an attractive fully let investment opportunity, providing a combination of commercial and residential income in a desirable and well-established location.

Location

The property is situated with a visible frontage to High Street, Purley which is a busy one-way link road between Purley Road and Brighton Road in the centre of Purley. The property shares the locality with a mixture of multiple and more local and specialist trades. Nearby multiples include Boots Pharmacy, Ladbrokes, Rowland Brothers and Cuppa Chaii.

There are short-term parking bays available along Purley High Street which encourages quick stop trade to the locality. Purley station is 163 yards away offering links to London Victoria. The surrounding area is a densely populated residential catchment which is reasonably affluent in nature.


Fire exit
OLAPLEX.
LONDON IN BLOOM
SILHOUETTE
SILHOUETTE

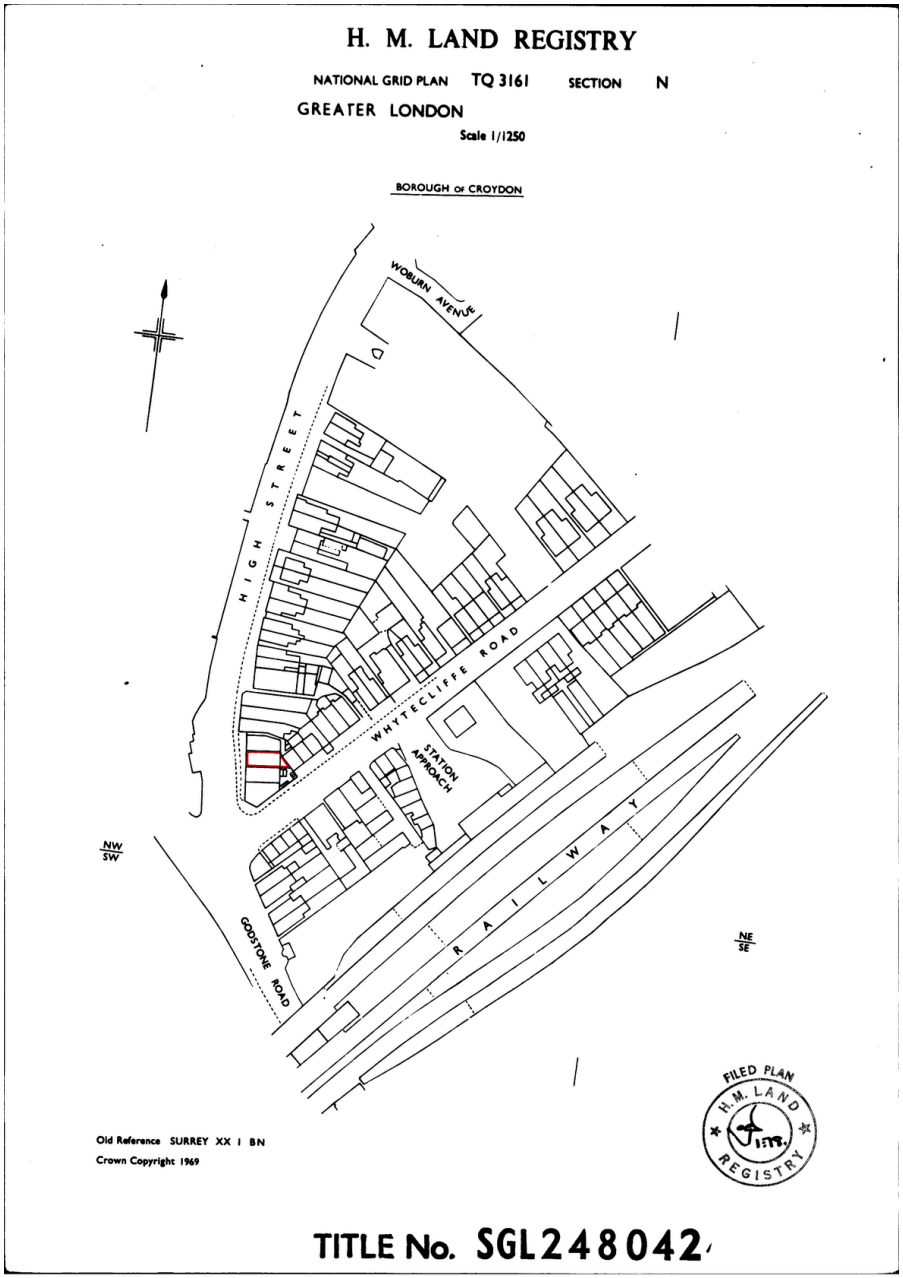
TENANCIES

Accommodation	Business Rates / Council Tax	EPC	Annual Income & Tenancy Information
6 High Street Hair and beauty salon 56 m2 (602 ft2) approx.	Rateable value **£13,250**	**Band C** Score 55	**£17,160 paid weekly** A 10 year lease expiring in March 2032. The next rent review is due in March 2027.
6A High Street * Two-bedroom flat	Council tax **Band C**	**Band C** Score 70	**£18,600** A £1,730.00 deposit is held within the TDS. * We understand that the current tenant has given notice to end the tenancy and an offer has been accepted at the same rent subject to references.

TOTAL ANNUAL INCOME	£35,760 per annum

*** Interested parties should make enquires of the local authority regarding use, business rates / council tax and planning prior to offer.**

*** We are advised that the residential element benefits from a Goodlord landlord rent protection and legal expenses insurance policy.**


H. M. LAND REGISTRY
NATIONAL GRID PLAN TQ 3161 SECTION N
GREATER LONDON
Scale 1/1250
BOROUGH OF CROYDON
WOBURN AVENUE
HIGH STREET
WHYTECLIFFE ROAD
STATION APPROACH
RAILWAY
GODSTONE ROAD
NW/SW
NE/SE
Old Reference SURREY XX I 8N
Crown Copyright 1969
FILED PLAN
H.M. LAND REGISTRY
TITLE No. SGL248042













ADDITIONAL INFORMATION & CONTACT DETAILS

Tenure

Freehold subject to occupational tenancies.

Price

£450,000 (Four hundred and fifty thousand pounds) representing a gross yield of 7.9% at the guide price.

VAT

We are advised that the property is not elected to VAT

CONTACT

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