



**STIRLING  
ACKROYD**

**FOR SALE**

**16 Westway, Caterham,  
CR3 5TP**

1,534 sq ft

Caterham - mixed use  
investment/development  
opportunity



**VIDEO TOUR**

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## Description

This is an ideal opportunity for owner occupiers, developers and investors.

Currently the return frontage/corner site offers a retail unit, three bed maisonette, garden, shed and garage. Access to the flat, garden and garage is via Money Road. The site offers a variety of redevelopment options - subject to gaining the relevant local authority planning consents.

Westway has seen a number of properties adding flats to the existing mixed-use buildings. 16 Westway previously achieved a planning consent (now expired) for a conversion of the maisonette to 2 x 2 bed flat: Planning application reference: 2019/1268. The proposal: Conversion of 1 x 3-bed dwelling to 1 x 1-bed and 1 x 2-bed self-contained flats, involving single storey rear and first floor side extensions, extended garage and associated works.

The existing floor areas comprise: Retail shop of 275 square feet, three bed maisonette of 881 square feet plus family bathroom. In addition, the site offers a garden and a rear shed/garage offering 378 square feet of space, accessed via Money Road.

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## Location

16 Westway is located on the junction with Money Road, opposite Westway Common. Caterham Town Centre, High Street and Railway Station are within five minutes' drive. The A22/M25 (junction 6) can be reached within ten minutes' drive.

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## Key points

- Total internal space available - 1,673 square feet
- Residential unit comprises 1,398 square feet, retail unit offers 275 square feet
- Central location in Caterham
- Retail unit plus a three bedroom maisonette
- Freehold sale £650,000
- Plus large rear garden, shed and garage
- Vacant possession upon completion of the sale
- Development/conversion potential





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## Rents, Rates & Charges

Price	£650,000.00
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (84)

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## Viewing & Further Information



**Iftakhar Khan**  
020 3967 0103  
ikhan@stirlingackroyd.com

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