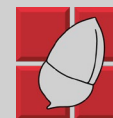




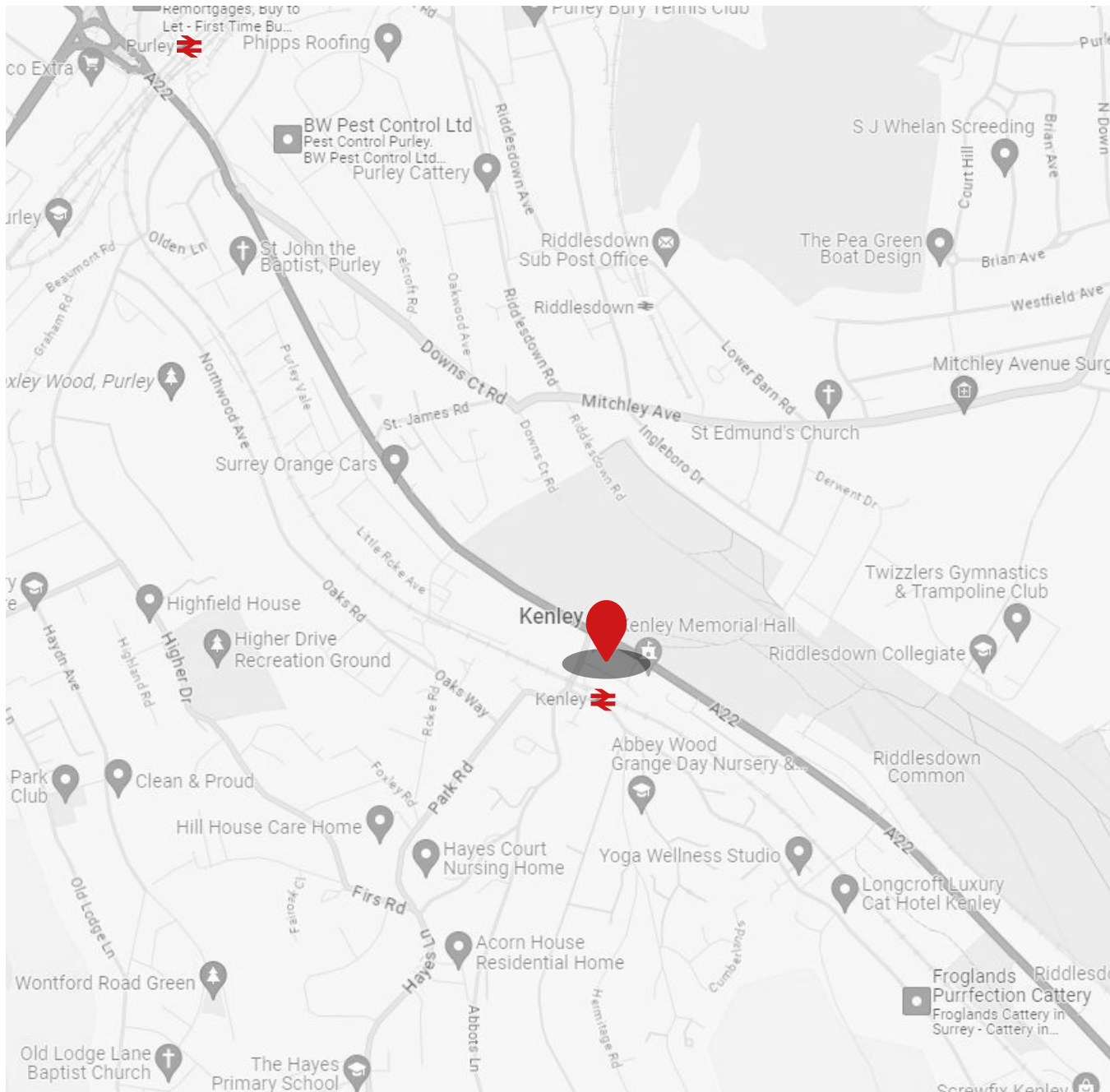
72 Godstone Road, Kenley CR8 5AA

Freehold class E unit for sale



acorn

Commercial, Investment & Development



- Freehold Class E unit for sale
- Vacant possession
- Upper parts sold off on long lease
- Split level layout
- Measuring c. 988 sqft
- OIEO £250,000 F/H

Description

A rare opportunity to purchase a freehold commercial property in Kenley Village, that lies between Purley and Whyteleafe in the London Borough of Croydon. The property has been operated as a popular cake decorating shop and school for over 30 years and is now being sold due to retirement.

Layout wise, the upper ground floor area comprises a retail space and office area to the rear. On the lower ground floor there are two large storage rooms, a training room, staff kitchen and WC. To the rear of the property there is a small yard area leading to a double garage. There is access to the rear of the property via a service road that runs along the back of the parade.

The upper floors of the property have been sold off on a long residential leasehold with 85 years unexpired.

The property will be suitable for either an owner operator or an investor alike. The lower ground floor of the property may present opportunity for future residential conversion (STPP).

Location

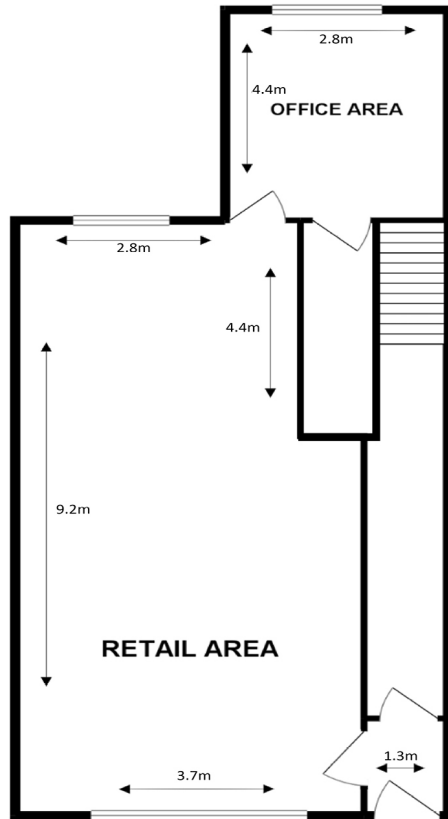
The property occupies a prominent location within this well-known local parade fronting onto Godstone Road (A22). Purley town centre is approximately one mile to the North. Kenley benefits from excellent road and rail connections with Junction 6 of the M25 close-by at Godstone. Kenley Mainline Railway Station is situated just to the rear of the parade providing regular services to Croydon and London Bridge Station in under 37 minutes.

Use

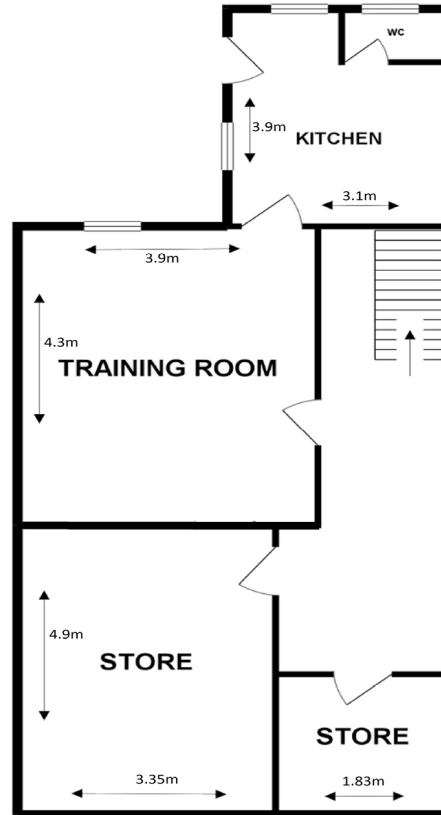
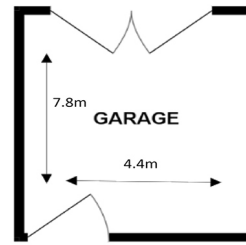
The subject property benefits from lawful use for E class purposes that includes retail, cafes and restaurants, financial and professional services, medical or health services (to visiting members of the public) and offices.



Floor Plans



GROUND FLOOR
42.3m² / 456 sqft



LOWER GROUND FLOOR
49.4m² / 532 sqft

Terms

Offers in excess of £250,000 are invited for the freehold interest. We understand that VAT is not applicable in this transaction.

EPC

The EPC sits within band 'C'. A copy is available upon request.

Business Rates

According to the summary valuation effective from 1st April 2023, the rateable value for the property is £9,600. We understand rates payable are therefore approximately £4,800 per annum for the period 2023/2024, however, interested parties are advised to visit the Valuation Office Agency website to calculate occupier specific rates.

Services

The property is believed to be connected to all main services, but interested parties are advised to make their own enquiries.

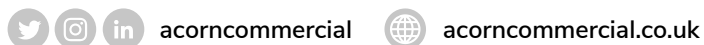
Viewings

All viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



Contact

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