



Living  
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better

Brighton Road  
South Croydon, CR2 6EG



Asking Price £1,750,000



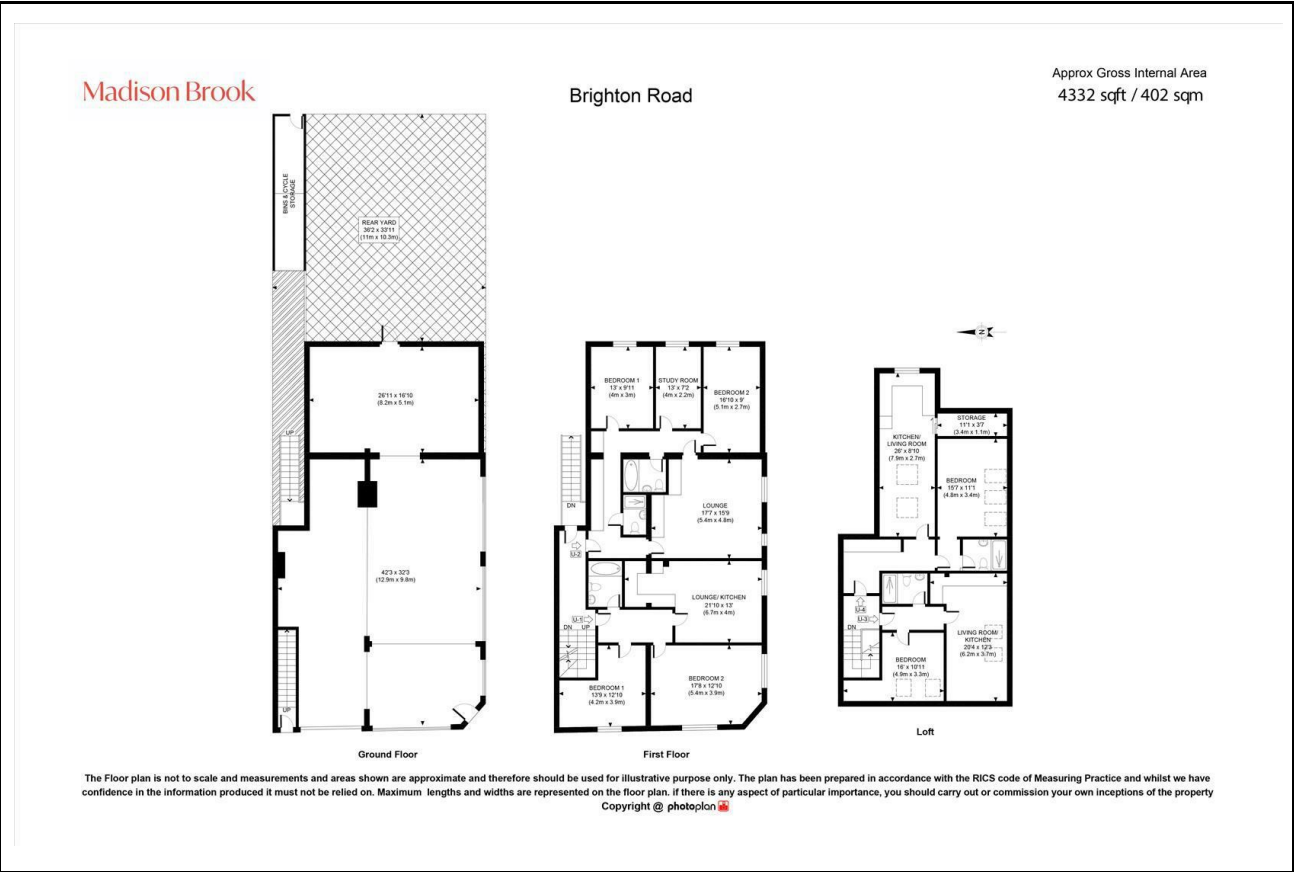
# Brighton Road, South Croydon, CR2 6EG

Madison Brook

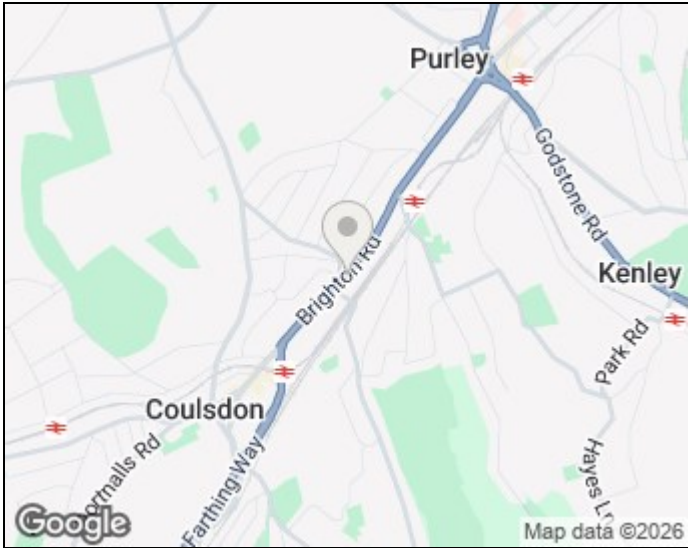
## Property Summary

A prime freehold mixed-use investment opportunity on Brighton Road, South Croydon. The property comprises a ground floor commercial unit and four self-contained residential flats, extending to approximately 4,332 sq ft. Currently generating a total annual income of circa £105,000, providing a strong fixed yield of around 6%. Prominently positioned on a busy high street with strong footfall and located approximately 0.6 miles from South Croydon Station.

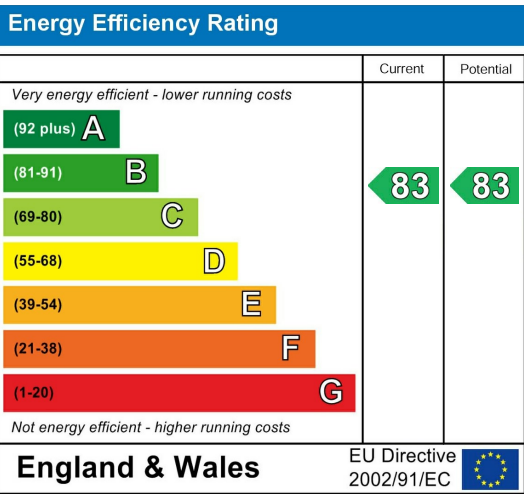
## Floorplan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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