



**High Street | St Mary's Cray | BR5**  
£425,000

- 2 Freehold titles
- Approx 1200 SQF of offices on the ground floor
- 2 years remaining of a 5 year lease
- Current rental of £17,200 PA
- 3 long leasehold flats above
- 2 of long leases with 59 years remaining
- Gardens/parking
- Potential for extension STPP



Freehold titles for 2 entire buildings located in a convenient location with potential. The entire ground floor of the 2 buildings are interconnected and used as offices with a lease of 5 years with 2 years remaining at a rental of £17,200 PA. The ground floor premises total approximately 1200 square feet. There are 3 flats above the ground floor premises which are sold with long leases. One lease has unexpired period of 88 years and the other 2 flats are on 59 years unexpired. There is an additional room on the 1st floor which is currently vacant. The premises has the rear gardens to both building which offer potential for extension and or usage as car parking STPP. The freehold titles offer many possibilities and potential and will be a great investment.