

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



Crayford High Street, Crayford, DA1 4EF

Guide Price £230,000

Harpers & Co are delighted to offer this excellent and well situated Freehold for Sale comprising A3 Restaurant & A5 Takeaway with 2 bed flat self contained and already LET both producing an income of £15,000 per annum.

8 years left on the existing lease with rent review due on 2018. Access to the upstairs flat from the rear and self contained with parking.

RARE OPPORTUNITY**FREEHOLD INVESTMENT

RESTAURANT WITH FLAT**HIGH STREET LOCATION**2BED FLAT SELF CONTAINED

GOOD INCOME**RENT REVIEW DUE

EPC rating G (17)

VIEWING HIGHLY RECOMMENDED

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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FREEHOLD INVESTMENT FOR SALE **A3 Restaurant & A5 CAFE WITH 2 BED FLAT FREEHOLD FOR SALE £260,000-00**

VIEWING HIGHLY RECOMMENDED

LOCATION:

This large corner unit is located on the end of Crayford High Street at the top end off the A2000 and within 170 yards of the centre of newly redeveloped Crayford Town Centre which boasts a variety of Restaurants, retailers and a thriving industrial park with operators such as Poundland, Nandos, Next, MacDonald's, Curry pc World and Sports Direct. The unit also has excellent access to the A2, M25 and Central London.

DESCRIPTION:

This two storey building comprises a ground floor cafe and takeaway A3/A5 which is currently trading as Kennys Cafe with a large 2 bed flat above which is self contained. Both are held under the same lease at a passing rent of a £15,000 per annum with 8 years remaining and a rent review due in 2018. The ground floor commercial unit is approximately 680 sq ft (63.2sq m) and comprises front restaurant area with a kitchen and prep room to the rear with access to a small yard and small store. The rear of the property also accommodates 1 car by way of parking space. The first floor 2 bed flat is self contained and accessed from the side. The flat is currently occupied and could benefit from some updating. It does however offer excellent potential. This is a rare opportunity to purchase a mixed use property with good rental income that also has scope for uplift.

TERMS:

Offered freehold for sale £260,000-00 as an investment property. Not vacant possession.

RATES:

The ground floor unit has a rateable value of £6,500-00 per annum with an approximate rates payable of £2795-00. Applicants are advised to make their own enquiries to the VOA or goto www.voa.gov.uk.

VAT:

This property is not elected for VAT

SAT NAV:

DA1 4EF

Harpers & Co Remarks:

This represents an excellent Freehold investment property in the heart of Crayford and provides mixed use residential on the first floor and ground floor commercial. We feel that the property has some potential for redevelopment and or extending.



Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

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