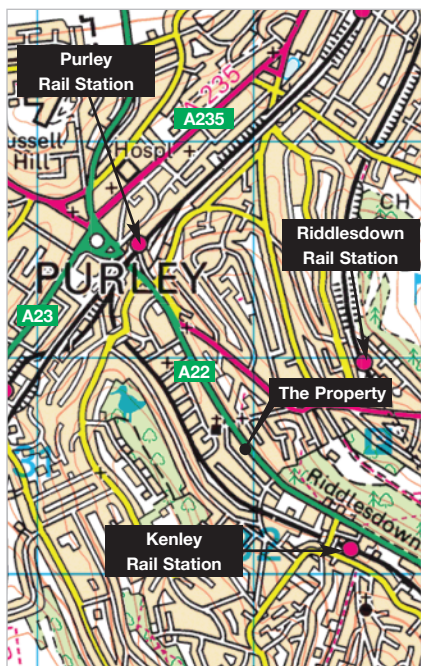


# Kenley

28/30 Godstone Road  
Surrey  
CR8 5JE

- **Freehold Shop and Residential Ground Rent Investment**
- Comprising two shops and two flats
- Shops let until 2027
- Flat reversions in 82/83 years
- Located in an established local parade within a predominantly residential area
- No VAT applicable
- Approximately 0.3 mile from Kenley Rail Station
- Total Current Rents Reserved  
**£16,400 pa**



## Tenure

Freehold.

## Location

Kenley is a residential suburb situated on the A22, some 3 miles south of Croydon and some 13 miles south of Central London. The property is located within an established retail parade in a predominantly residential area on the south side of Godstone Road (A22), close to St James' Road. Godstone Road acts as the main thoroughfare of the town and leads directly to the A23. Kenley Rail Station lies some 0.3 miles to the south-east and Purley Rail Station is approximately 1 mile to the north-west.

## Description

The property is arranged on ground and one upper floor to provide two ground floor shops, with one flat on the first floor accessed via a separate entrance on Godstone Road and one on lower ground, which is accessed via a side entrance on Godstone Road. Unit 30 has been recently refurbished.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
28	Louise McDonald (t/a The Beauty Box)	Gross Frontage (inc entrance) 5.10 m Net Frontage 3.85 m Shop Depth 4.30 m Built Depth 7.45 m	(16' 9") (12' 7") (14' 2") (24' 5") 10 years from 01.08.2017 Rent review every 4th year Effectively FR & I Mutual Break 2022	£8,400 p.a.	Rent Review 2021
30	Tutu Dresses Ltd (1)	Gross Frontage 4.35 m Net Frontage 3.75 m Shop Depth 4.85 m Built Depth 7.45 m	(14' 3") (12' 4") (15' 11") (24' 5") 10 years from 23.11.2017 Rent review every 4th year Effectively FR & I Mutual Break 2021	£7,800 p.a.	Rent Review 2021
Garden Flat	Individual(s)	Lower Ground Floor Flat – 4 Rooms, Kitchen, Bathroom	99 years from 24.06.2002	£100 p.a. (rising to £150 p.a. after 33 years, then £200 p.a. after a further 33 years)	Reversion 2101
First Floor Flat	Individual(s)	First Floor Flat – 3 Rooms, Kitchen, Bathroom	99 years from 24.06.2001	£100 p.a. (rising to £150 p.a. after 33 years, then £200 p.a. after a further 33 years)	Reversion 2100

(1) [www.tutu-dresses.com](http://www.tutu-dresses.com)

**Total £16,400 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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