

## 431 CROYDON ROAD BECKENHAM

Ground floor shop unit - 551 sq ft. Flat 1 - 452 sq ft. Flat 2 - 515 sq ft Total 1,518 sq ft



### ADDRESS

431 Croydon Road  
Beckenham  
BR3 3PP

### DESCRIPTION

#### For Sale - Mixed Use Investment with Potential for Development

The property forms part of a parade of shops close to Beckenham High Street. Planning permission granted for demolition of existing outbuildings and construction of additional retail floor space and one additional residential unit.

The accommodation comprises a ground floor, self-contained shop unit with storage to the rear and is currently let to the charity, MIND.

Dated: 21/11/2024



## SPECIFICATION

### Investment Summary

Retail & residential investment

Planning permission granted for demolition of existing outbuildings and construction of a rear infill extension

Ground floor shop let to national charity

2 x one-bedroom flats above

Total passing rent of £35,100 per annum

**Tenure** Freehold

**Price** £800,000

**Size** Ground floor shop unit - 551 sq ft. Flat 1 - 452 sq ft. Flat 2 - 515 sq ft Total 1,518 sq ft

## CONTACT

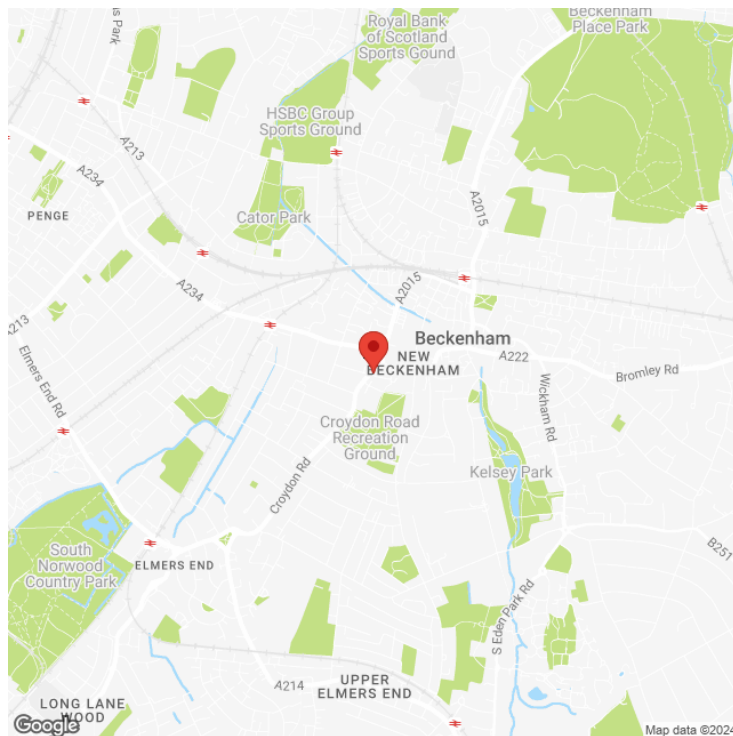
**Mike Lewis**

FRICS

**T** 01732 227902

**M** 07889 361427

**E** [mike.lewis@michaelrogers.co.uk](mailto:mike.lewis@michaelrogers.co.uk)



Dated: 21/11/2024

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