

FOR SALE



431 CROYDON ROAD, BECKENHAM BR3 3PP

INVESTMENT / DEVELOPMENT OPPORTUNITY

Mixed Use Investment With Potential For Development

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431 Croydon Road, Beckenham BR3 3PP

Mixed Use Investment With Potential For Development

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PRICE - £800,000

INVESTMENT SUMMARY

- Retail and residential investment. Planning permission has been granted for an extension to the rear
- Ground floor shop let to national charity with 2 no. one-bedroom flats above
- Total passing rent of £35,100 per annum

LOCATION

The property is situated in Beckenham within the London Borough of Bromley on Croydon Road and forming part of a parade of shops close to the High Street. Beckenham Junction railway station is about half a mile north of the property offering a fast and frequent service to London Victoria. Clock House railway station offers direct service to London Charing Cross, approximately half a mile to the west.

DESCRIPTION

Comprising a ground floor self-contained shop unit with storage to the rear and currently let to the well-known charity, MIND.

EPC

Ground floor shop E 106
Flat 1 C 75
Flat 2 C 69

ACCOMMODATION

DEMISE	AREA	TERMS	INCOME PER ANNUM	TENANT
Ground floor shop unit	551 sq ft (NIA)	FRI lease expiring 13/09/25	£11,000	MIND
Flat 1	452 sq ft (GIA)	AST	£11,100	Private individual
Flat 2	515 sq ft (GIA)	AST	£12,000	Private individual
Advertising hoarding	4m x 3m	Holding over	£1,000	The Local Billboard Company
TOTAL INCOME			£35,100	

PLANNING PERMISSION

Planning permission has been granted on the demolition of the existing outbuildings and construction of a rear infill extension to create additional retail floor space and one additional residential unit Ref.DC/24/01634/FUL.1).

The property is to be sold on an unconditional basis.

LEASE

The ground floor is let to the national charity, MIND (The National Association for Mental Health – Registered Charity Number 219830) on FRI terms. The lease expires 13th September 2025.

VIEWING

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ANTI MONEY LAUNDERING

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VAT

Not chargeable.



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