

FREEHOLD FOR SALE
RESIDENTIAL INVESTMENT PROPERTY COMPRISING
THREE SELF-CONTAINED FLATS + PARKING



RENTAL INCOME - £30,660 PER ANNUM EXCLUSIVE

196C to 196E ADDINGTON ROAD, SELSDON
SURREY CR2 8LD

Henry Adams HRR Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The property is located to the rear of 196 Addington Road within Selsdon's prime retail shopping area. A location plan is best viewed through Google Maps by typing in the property's postcode CR2 8LD

DESCRIPTION

A modern three-storey building comprising three flats with 2 parking spaces to the rear, potentially 4 spaces if doubled parked.

ACCOMMODATION

196c 1-bedroom flat approx: 418 sq ft - Lower Ground Floor
196d 1-bedroom flat approx: 422 sq ft - Ground Floor
196e Studio flat approx: 395 sq ft - 1st Floor

TENANCIES

| Number | Prop Type / Tenant | Tenancy terms | PA rents | Rent Reviews/Renewal |
|---------------|---|------------------------------------|----------------|----------------------|
| 196c | 1 bedroom flat let to private individuals | 12- month AST term from 29/04/2017 | £10,800 | Now periodic tenancy |
| 196d | 1 bedroom flat let to private individuals | 12- month AST term from 24/01/2017 | £10,320 | Now periodic tenancy |
| 196e | 1 bedroom flat let to private individuals | 12- month AST term from 16/08/2018 | £9,540 | Now periodic tenancy |
| Income | | | £30,660 | |

TENURE

Freehold interest, subject to the above tenancies.

GUIDE PRICE

£575,000

ENERGY PERFORMANCE RATINGS

| | |
|------|-------------------------|
| 196c | Rating 80 within Band D |
| 196d | Rating 79 within Band C |
| 196e | Rating 75 within Band C |

Certificates can be made available by email upon request.

VIEWING ARRANGEMENTS

By appointment through sole agents Henry Adams Commercial www.henryadams.co.uk/commercial

CONTACT

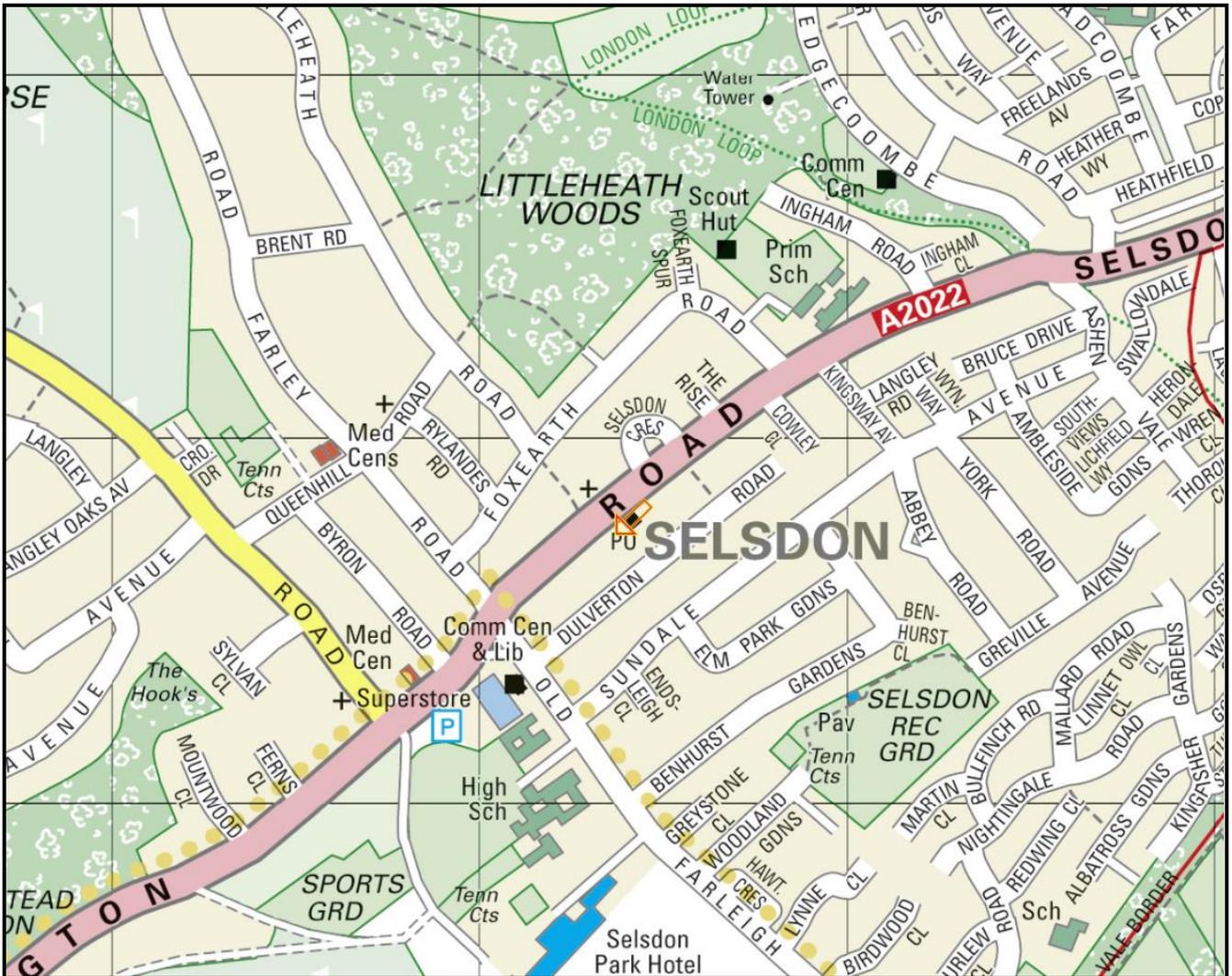
Andrew Algar - Head of Commercial Property

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LOCATION MAPS - NOT TO SCALE



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