

**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**

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Residential / **Commercial** / Rural / Development / Auctions

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## 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 - 1<sup>st</sup> 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
<b>Income</b>			<b>£30,660</b>	

## 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](http://www.henryadams.co.uk/commercial)

## CONTACT

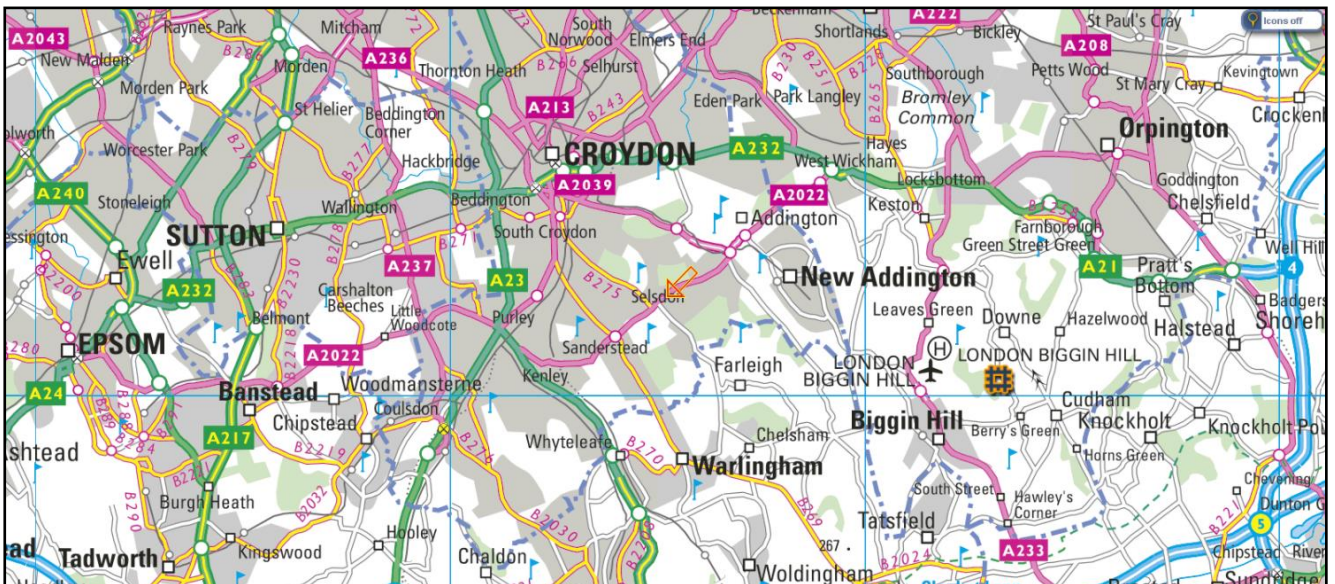
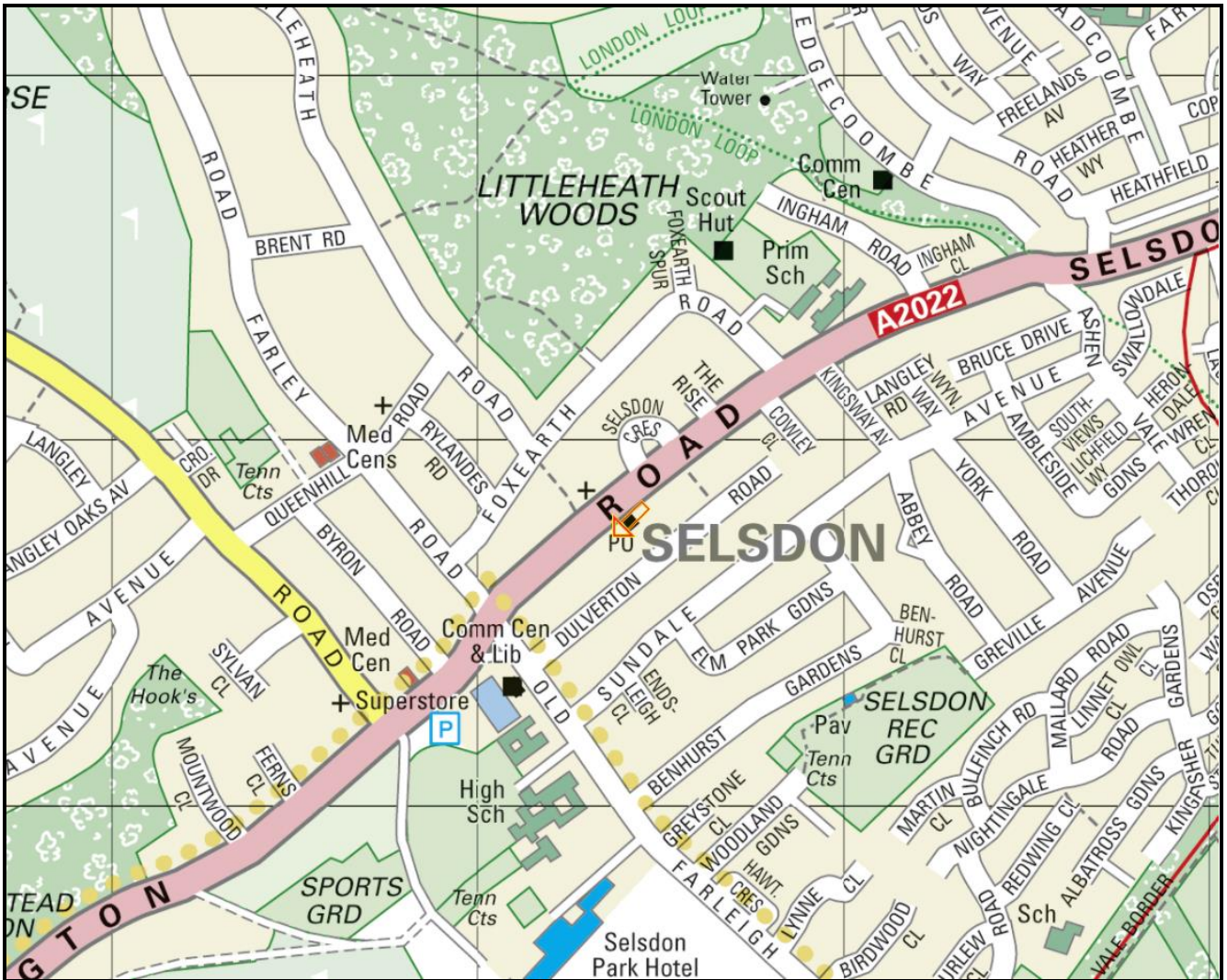
Andrew Algar - Head of Commercial Property

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LOCATION MAPS - NOT TO SCALE



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