



INVESTMENT FOR SALE

MIXED USE INVESTMENT – FOR SALE
OFFERS SOUGHT IN EXCESS OF £1,100,000

Investment Summary

- Affluent North-East Surrey Village
- Prominent High Street location
- Offers invited in Excess of £1,100,000
- The purchase price will not be subject to VAT.
- Fully tenanted
- Annual rental income £75,576
- Gross Initial Yield 6.87%
- Net Initial Yield 6.55% (with Purchasers' costs at 4.92%)

Location

Banstead is recognised as a popular and thriving retail and commercial centre in an affluent and densely populated residential area, situated approximately 13 miles south-west of central London; 5 miles west of Croydon, 5 miles north of Reigate and 7 miles south-east of Kingston. Heathrow and Gatwick Airports are also conveniently based with access via the M25/M4 and M25/M23 respectively.

Description

The property is centrally located in a prominent position on Banstead High Street. Nearby occupiers include Marks & Spencer, Robert Dyas, PizzaExpress, Caffé Nero and Prezzo.

Tenancy Schedule

	Tenant	Area (sq ft)	Area (sq m)	Start Date	Lease Term	Rent Reviews	Annual Rental
Ground Floor Shop (32)	TNV Beauty	972 sq ft	90.33 sq m	02/11/2018	10 year FRI Lease inside the L&T Act, 5 year Tenant only break	5 yearly	£46,500
1 st Flr 2-Bed Flat (32a)	Private Individual	509 sq ft	47.27 sq m	13/05/2026	Assured Shorthold Tenancy	N/A	£15,276
2 nd Flr 1-Bed Flat (32b)	Private Individual	487 sq ft	54.28 sq m	28/01/2026	Assured Shorthold Tenancy	N/A	£13,800
TOTAL ANNUAL RENTAL INCOME:							£75,576

All areas stated are approximate.

Further information is contained within the [Data Room](#).



Ground Floor Shop



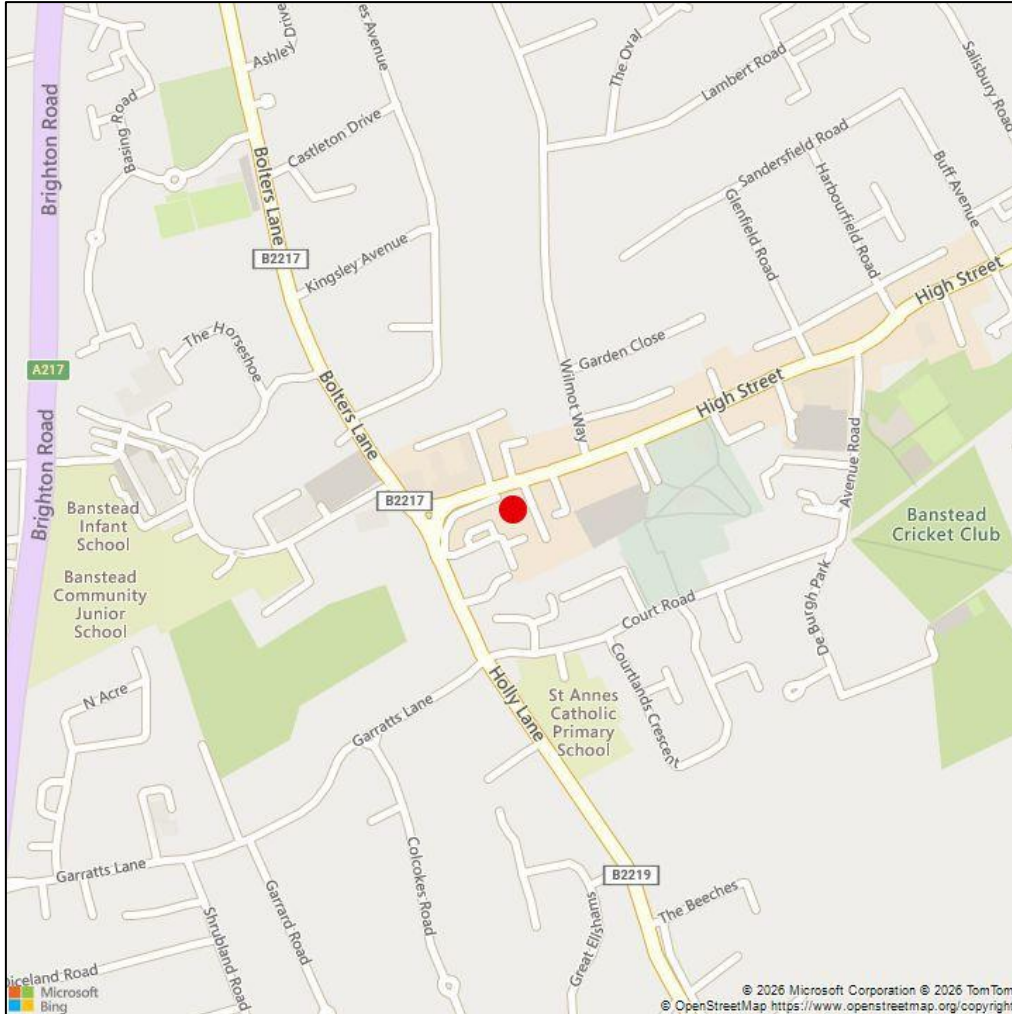


First Floor 2-Bedroom Flat



Second Floor 1-Bedroom Flat

Location Map



Terms

The premises are available Freehold, subject to the existing Tenancies, and associated rental income.

Price

Offers are invited in Excess of £1,100,000, subject to contract. A purchase at this level reflects a Gross Initial Yield of 6.87% and Net Initial Yield of 6.55% (with purchasers' costs at 4.92%).

VAT

The property is not elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this matter.

Contact - Sole Agents



Morgan Pérez

morganperez@centro.plc.uk

Paul Harwood

paulharwood@centro.plc.uk

Centro for themselves and for the vendors of this property whose agents they are, give notice that: (I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Centro have any authority to make or give any representation or warranty whatsoever in relation to this property.