

FOR SALE

MIXED USE INVESTMENT PROPERTY



whozoo.

DARTFORD

 178-182 Crayford Way, Crayford, Kent DA1 4LR

Price £1,100,000



Property Type

MIXED USE



Size

3,150 FT²



Tenure

FREEHOLD



Borough

DARTFORD



Planning Granted

NO



Existing Use

CLASS E

Tenanted



YES

Local Train Stations



Crayford (0.7 miles)
Slade Green (0.9 miles)
Dartford (1.3 miles)

Local Amenities



Dartford Park (1.4 Miles)
Joyce Beach(2.1 Miles)
Shopping Centre(3.3 Miles)

VAT Applicable



NO

Rateable Value

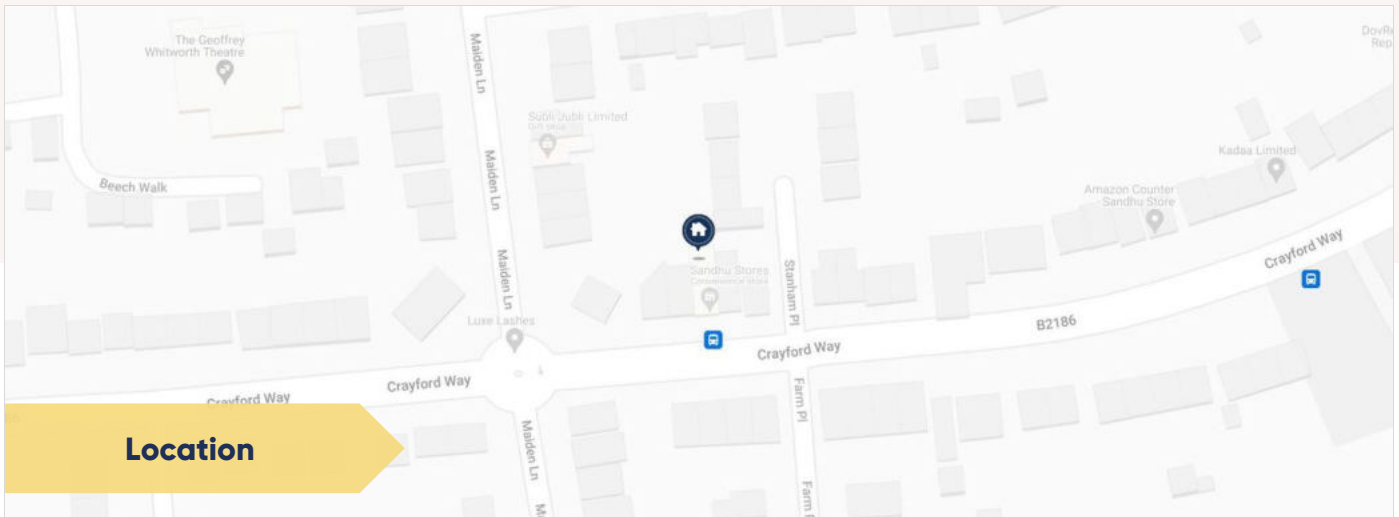


£6,600

EPC



D



Location



Additional Information

Unbroken freehold mixed use investment with planning potential(STPP) in Dartford for sale.

A freehold mixed use investment property located on Crayford Way, Dartford. The property is comprised of a ground floor retail unit, a 5 bed HMO, and a 3 bed house.

The ground floor retail unit measures approximately 950 sqft, and is currently let at £15,000 per annum.

The 5 bed HMO measures approximately 1,315 sqft and is comprised of a bedroom, large living room, kitchen/diner, and bathroom on the ground floor. On the first floor there is an additional 4 bedrooms with a utility room and a bathroom. This is currently fully let at £36,000 per annum.

There is also a 3 bedroom house which measures approximately 905 sqft is let at £18,000 per annum. The property is fully let at £71,000 per annum.

Offers are encouraged in excess of £1,100,000 and viewings are by appointment only.

ACCOMMODATION SCHEDULE

UNIT	PROPERTY	SIZE (SQM)	SIZE (SQFT)	RENTAL INCOME	LEASE
178 Crayford Way	Retail Unit	87	936	£15,000 PA	15/02/25
180 Crayford Way	5 Bed HMO	122	1,313	£36,000 PA	30/09/24
Garage - 180 Crayford Way	Garage			£2,000 PA	
182 Crayford way	3 Bed House	84	904	£18,000 PA	
TOTAL		293	3153	£71,000 PA	

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Commercial Property, Expertly Done



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- Amounts quoted are exclusive of VAT if applicable.

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