

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

Price **£1,100,000**













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

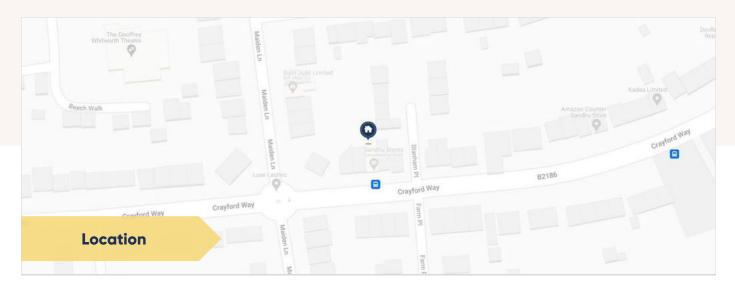


£6,600

EPC



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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	





Nathan King Senior Property Consultant





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- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeayours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themself by inspection, searches, enquiries, and survey as to the correctness of each statement.
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- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- · Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.