



Price/premium £840,000 **Ref** #3392

Address

Address: 12, Purley Parade, High Street, Surrey

Postcode: CR8 2AB

Town: Purley

Area: Surrey

Location

Situated on Purley High Street, the premises benefit from a prime location close to a wide range of local shops and amenities, just a few doors away from KFC and Sainsburys local. Purley railway station is only a few minutes' walk from the property, providing convenient transport links for Tenants.

Description

A fantastic opportunity to acquire a fully let investment property producing a strong and secure income.

The ground floor commercial premises is let to a well-established and reputable law firm that has occupied the property for many years. The tenant recently renewed their commitment to the premises by signing a new 10-year lease in March 2025 at a rental income of £48,600 per annum. The lease includes an upward-only rent review at the fifth anniversary and a tenant break option in March 2028, subject to six months' prior written notice. The lease is contracted inside the provisions of the Landlord and Tenant Act 1954.

The residential flats were previously sold on long leases of 999 years from 2001 and 2002. We are advised that each flat contributes ground rent, generating an additional income of approximately £11,400 per annum.

This represents a clean and straightforward investment opportunity, ideal for an investor seeking a well-located asset with a professional tenant in situ and established long-term income.

General Information

Tenure:	Freehold
Price/premium:	£840,000
Legal fees:	Each party to bear their own
Lease details:	10 year lease from March 2025

Features

- ✓ Densely populated area

Property Map



Important notice

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