



**STIRLING
ACKROYD**

FOR SALE

**16 Westway, Caterham,
CR3 5TP**

1,534 sq ft

Caterham - mixed use
investment/development
opportunity



VIDEO TOUR

stirlingackroyd.com



Description

This is an ideal opportunity for owner occupiers, developers and investors.

Currently the return frontage/corner site offers a retail unit, three bedroom maisonette, garden, shed and garage. Access to the flat, garden and garage is via Money Road. The site offers a variety of redevelopment options - subject to gaining the relevant local authority planning consents.

Westway has seen a number of properties adding flats to the existing mixed-use buildings. 16 Westway previously achieved a planning consent (now expired) for a conversion of the maisonette to 2 x 2 bed flat: Planning application reference: 2019/1268. The proposal: Conversion of 1 x 3-bed dwelling to 1 x 1-bed and 1 x 2-bed self-contained flats, involving single storey rear and first floor side extensions, extended garage and associated works.

The existing floor areas comprise: Retail shop of 275 square feet, three bedroom maisonette of 881 square feet plus family bathroom. In addition, the site offers a garden and a rear shed/garage offering 378 square feet of space, accessed via Money Road.

Location

16 Westway is located on the junction with Money Road, opposite Westway Common. Caterham Town Centre, High Street and Railway Station are within five minutes' drive. The A22/M25 (junction 6) can be reached within ten minutes' drive.

Key points

- Total internal space available - 1,673 square feet
- Residential unit comprises 1,398 square feet, retail unit offers 275 square feet
- Central location in Caterham
- Retail unit plus a three bedroom maisonette
- Freehold sale £600,000
- Plus large rear garden, shed and garage
- Vacant possession upon completion of the sale
- Development/conversion potential





Rents, Rates & Charges

Price	Offers in excess of £600,000
Rates	On application
Service Charge	On application
VAT	On application
EPC	D (84)

Viewing & Further Information



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