

# 73 South End

Croydon, London CR0 1BF

ASKING PRICE

**£2,000,000**

Open to offers

CURRENT PASSING RENT

**£48,600**

4 of 5 flats let — comm. vacant

ERV (FULLY LET)

**£155,100**

7.75% gross yield

UNITS

**6**

1 commercial + 5 residential

## PROPERTY DETAILS

ADDRESS	73 South End, Croydon CR0 1BF
TENURE	Freehold
ASSET TYPE	Mixed-Use
COMMERCIAL	Bar/restaurant, GF — currently vacant
COMMERCIAL GIA	307 sq m / 3,304 sq ft
COMMERCIAL ERV	£75,000 per annum
RESIDENTIAL	5 self-contained flats
RESI ACCESS	External staircase, 1 & 3 Aberdeen Road
PARKING	3 spaces, 125yr lease from 2014 (peppercorn)
SALE STRUCTURE	Personal (not SPV)
ASKING PRICE	£2,000,000

## INCOME SUMMARY

CURRENT PASSING RENT	£48,600 pa
PASSING YIELD	2.43% on asking price
ERV — FULLY LET	£155,100 pa
ERV YIELD	7.75% on asking price

## DESCRIPTION

The property comprises a ground-floor commercial unit — a former licensed bar and restaurant — currently vacant. The unit extends to approximately 307 sq m (3,304 sq ft) and includes a main bar room, function room, kitchen, kitchen store, beer cellar, and WC facilities. The estimated rental value is £75,000 per annum.

Five self-contained residential flats occupy the upper floors at 1 and 3 Aberdeen Road, accessed via an external staircase. Four of the five flats are currently let. One flat (Flat 1, 1 Aberdeen Road) is currently vacant.

The three flats at 1 Aberdeen Road have the potential for reconfiguration. Subject to consents, the units may be capable of conversion to a 2-bedroom layout, which would increase the estimated rental value per flat from £14,700 to £18,000 per annum.

Three parking spaces at the rear are held on a 125-year lease from 2014 at a peppercorn rent, appurtenant to the residential units.

## UNIT SCHEDULE

UNIT	FLOOR	SIZE (EPC)	TENURE	CURRENT RENT (PA)	ERV (PA)
73 South End <span>VACANT</span>	Ground	307 sq m	—	—	£75,000
Flat 1, 1 Aberdeen Road <span>VACANT</span>	First	63 sq m	—	—	£14,700
Flat 2, 1 Aberdeen Road	Second	64 sq m	AST	£9,600	£14,700
Flat 3, 1 Aberdeen Road	Third	68 sq m	AST	£10,200	£14,700
Flat 1, 3 Aberdeen Road	First	62 sq m	AST	£15,000	£18,000
Flat 2, 3 Aberdeen Road	Second	65 sq m	AST	£13,800	£18,000
CURRENT PASSING RENT				<b>£48,600</b>	RESI ONLY (4 LET)
ERV — FULLY LET (CURRENT CONFIGURATION)				—	<b>£155,100</b>

Sizes per EPC register. Commercial unit (307 sq m) currently vacant; ERV £75,000 pa. Flat 1, 1 Aberdeen Road currently vacant; ERV £14,700 pa. The three flats at 1 Aberdeen Road may have potential for reconfiguration to 2-bed layouts, subject to planning and structural consents. Three parking spaces (rear) held on 125yr lease from 2014, peppercorn rent.

## YIELD ANALYSIS

SCENARIO	ANNUAL INCOME	GROSS YIELD ON £2,000,000
ERV — fully let, current configuration	<b>£155,100</b>	<b>7.75%</b>
ERV — fully let + 1 Aberdeen Road reconfigured to 2-bed	<b>£165,000</b>	<b>8.25%</b>

Reconfiguration ERV assumes 3 × 1 Aberdeen Road units at £18,000 pa (vs £14,700 at current configuration) + 2 × 3 Aberdeen Road at £18,000 pa + commercial ERV £75,000. Subject to planning and structural consents. Not guaranteed.



COMMERCIAL - BAR/RESTAURANT INTERIOR



BAR COUNTER



SEATING AREA



RECEPTION ROOM



BEDROOM



BEDROOM — WINDOW DETAIL



RECEPTION ROOM — NATURAL LIGHT

FLOOR PLAN NOTES

Commercial (GF)

307 sq m. Vacant. ERV £75,000 pa.

Flat 3, 1 Aberdeen Rd

Third floor. 68 sq m. AST. ERV £14,700 pa.

Flat 2, 3 Aberdeen Rd

Second floor. 65 sq m. AST. ERV £18,000 pa.

Flat 1, 1 Aberdeen Rd

First floor. 63 sq m. Vacant. ERV £14,700 pa.

Flat 2, 1 Aberdeen Rd

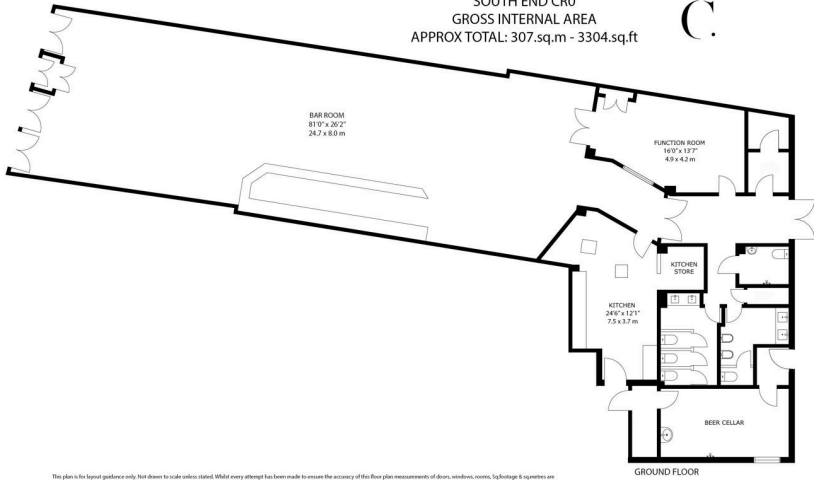
Second floor. 64 sq m. AST. ERV £14,700 pa.

Flat 1, 3 Aberdeen Rd

First floor. 62 sq m. AST. ERV £18,000 pa.

Floor plans awaiting for Flats 1 & 2, 1 Aberdeen Road and Flat 1, 3 Aberdeen Road. Sizes per EPC register.

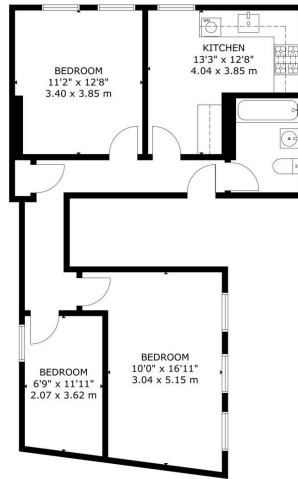
SOUTH END CR0  
GROSS INTERNAL AREA  
APPROX TOTAL: 307.sq.m - 3304.sq.ft



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, to height & spaces are approximate for identification purposes only. The actual property will vary. Price is applicable for a 100 day period to complete the floor plan. Photographs, Virtual Tours, Inventory Tables & EPC's by www.thecalibre.co.uk email: mark@thecalibre.co.uk

COMMERCIAL GF — 307 SQ M / 3,304 SQ FT — VACANT

C  
ABERDEEN ROAD CR0  
GROSS INTERNAL AREA  
APPROX TOTAL: 66.sq.m - 705.sq.ft



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FLAT 3, 1 ABERDEEN RD — 68 SQ M

C  
ABERDEEN ROAD CR0  
GROSS INTERNAL AREA  
APPROX TOTAL: 70.sq.m - 753.sq.ft



SECOND FLOOR  
THIRD FLOOR

FLAT 2, 3 ABERDEEN RD — 65 SQ M

FLOOR PLAN  
AWAITING

FLAT 1, 1 ABERDEEN RD — 63 SQ M

FLOOR PLAN  
AWAITING

FLAT 2, 1 ABERDEEN RD — 64 SQ M

FLOOR PLAN  
AWAITING

FLAT 1, 3 ABERDEEN RD — 62 SQ M

## LOCATION OVERVIEW

73 South End sits on an established commercial thoroughfare in central Croydon, approximately 0.4 miles from East Croydon station. The immediate area includes retail, food and beverage, and residential uses.

Croydon is the largest metropolitan borough in London by area and one of the largest commercial centres outside Zone 1. The borough has been subject to sustained regeneration investment, with significant infrastructure improvements in transport, retail, and housing delivery.

South End is an established hospitality and food corridor with a dense residential catchment and strong commuter footfall.

## TRANSPORT LINKS

EAST CROYDON — LONDON BRIDGE ~14 min

EAST CROYDON — VICTORIA ~16 min

EAST CROYDON — GATWICK AIRPORT ~15 min

TRAMLINK Croydon Tramlink network

## CROYDON — KEY STATISTICS

POPULATION (LB CROYDON) ~400,000

LONDON BOROUGH Yes — largest by area

ZONE (RAIL) Zone 5 (East Croydon)

REGENERATION STATUS Ongoing — Westfield/Hammerson site

## INVESTMENT CONTEXT

The commercial unit is currently vacant, presenting an opportunity to establish a new letting at open market rent. The ERV of £75,000 per annum reflects the estimated open market rental value for a unit of this size and specification on South End.

The residential element provides contracted income from four of the five flats. One flat is currently vacant and available for immediate letting. Residential rents in Croydon have seen upward pressure driven by proximity to Central London and relatively affordable rents versus inner boroughs.

The three flats at 1 Aberdeen Road may have scope for reconfiguration to 2-bedroom layouts, subject to planning and structural consents, which would increase the residential ERV from £44,100 to £54,000 per annum on those units alone.

## ASKING PRICE

**£2,000,000**

Open to offers — buyer's solicitors to correspond with Calibre Acquire

## CURRENT INCOME

COMMERCIAL UNIT Vacant

FLAT 1, 1 ABERDEEN ROAD Vacant

RESIDENTIAL (4 LET FLATS) £48,600 pa

TOTAL PASSING RENT £48,600 pa

## ERV — FULLY LET

COMMERCIAL ERV £75,000 pa

RESIDENTIAL ERV (5 FLATS) £80,100 pa

TOTAL ERV £155,100 pa

ERV YIELD 7.75%

## YIELD COMPARISON

SCENARIO	INCOME (PA)	YIELD
ERV — fully let	£155,100	7.75%
ERV + 1AR reconfigured	£165,000	8.25%



## HOW TO PROCEED

# Viewings are by appointment only.

All viewings are arranged through Calibre Acquire. Access to both the commercial unit and residential flats is co-ordinated on request.

Interested parties should contact us by email or telephone to register interest and receive further documentation.

All offers should be submitted in writing via email to Calibre Acquire. Offers should state the proposed price, structure, and any conditions. Proof of funds or funding terms is required before formal acceptance.

This brochure has been prepared by Calibre Acquire for information purposes only. It does not constitute an offer or contract. All measurements and financial figures are indicative and subject to independent verification. ERV figures are estimates only and do not represent a guaranteed income. Reconfiguration potential is subject to planning, structural, and legal consents and is not guaranteed. Prospective purchasers should satisfy themselves by inspection and through their own legal and financial advisors. Calibre Acquire is not regulated by the FCA.

## CONTACT

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ACQUIRE**

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## PROPERTY REFERENCE

ADDRESS	73 South End, CR0 1BF
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ASKING PRICE	£2,000,000
CURRENT PASSING RENT	£48,600 pa
ERV (FULLY LET)	£155,100 pa
ERV YIELD	7.75%
AGENT	Calibre Acquire (Sole)