

WINDMILL ROAD

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64-68 WINDMILL ROAD

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64-68 Windmill Road Croydon CR0 2XP

Mixed-use investment

Three adjacent freehold sites
with development potential
STPP

£83,800 pa income from
three tenants

0.47 acres (0.190 hectares)

Offers in Excess
of £2,000,000



64-68 WINDMILL ROAD

Location

The properties are located to the north of central Croydon towards Thornton Heath and Selhurst. Windmill Road (A213) is an arterial road and bus route linking Crystal Palace, Penge and Norwood with Croydon and the Purley Way.

Tesco Express, Croydon Constabulary and Wilford Road Recreation Ground are located on Windmill Road. East Croydon Station (Mainline, Thameslink, Gatwick Express and Tramlink) is a 15 minute walk to the south.

Windmill Road comprises a mix of residential, retail and light industrial uses. See map below.



Description, title and tenure

The combined site comprises three adjacent freehold plots measuring approximately 0.47 acres (0.190 hectares) in total.

68 Windmill Road (SGL573059) – the site extends to approximately 0.26 acres (0.109 hectares). The site includes a three storey building (the ground floor has a high eaves height reflecting a former warehouse style past use) extending to a Net Internal Area of approximately 11,361 sq ft (1,055.4 sqm) – comprising basement 227 sq ft, ground floor 3,520 sq ft, mezzanine 188 sq ft and first floor 3,751 sq ft. The building is fully occupied and includes three telecoms masts.

64/66 Windmill Road (SGL274253) – the site extends to approximately 0.12 acres (0.050 hectares). The site includes a single storey office/workshop building extending to a Net Internal Area of approximately 2,900 sq ft (269.4 sqm). The building is currently occupied and will be vacant from September 2025.

Land at rear of 68 to 70 Windmill Road Land (SGL609311) – a strip of land to the southeast of 68 Windmill Road, extending to approximately 0.09 acres (0.004 hectares).

Rateable Values

See Tenancy Schedule below.

EPCs

The EPCs for the two buildings are rated D. The certificates are available upon request.

Asking price

Offers In Excess Of £2,000,000.

All enquiries and for viewings

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Please note, these marketing particulars are not intended to, nor shall they, form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between the respective parties' solicitors

Tenancy Schedule

	Tenant	Lease start	Lease end	Passing rent	Rateable Value	Lease title number	Notes
Ground and First floor with car park, 68 Windmill Road (including part of Land at the rear of 68 to 70 Windmill Road)	Inspire Day Nurseries Limited	8 May 2023	7 May 2028	£50,000 pa	£41,500	SGL830198	Inside the Landlord & Tenant Act 1954 Security of Tenure provisions. The tenant operates as a children's nursery. Inspire has occupied the property since 2013.
Second floor, 68 Windmill Road	An individual	-	-	£7,800 pa	£42,500		Informal licence based on £150 pcw. Operates as a place of worship.
Combined telecoms masts, 68 Windmill Road	AP Wireless II (UK) Limited	6 March 2015	6 March 2054	A peppercorn	£61,250	SGL573059	We are advised that there are three telecoms masts and that the income from the telecoms companies that operate these masts has been sold off to AP Wireless II (UK) Limited.
64-66 Windmill Road	VOHA Community Interest Company Ltd	1 May 2018	30 April 2023	£26,000 pa	£31,500	n/a	Holding Over. Inside the 1954 Act. VOHA have served notice to vacate in September 2025.
			Total rent:	£83,800 pa			

Map:

