



FOR SALE

FREEHOLD INVESTMENT OPPORTUNITY
13,368 SQ FT INCOME-PRODUCING DEVELOPMENT POTENTIAL
Offers Invited in Excess of £1,000,000 | 8.51% | £74.80psf
36 HIGH STREET, CROYDON CR0 1YB

INVESTMENT SUMMARY

- Fantastic prime central location
- The property comprises a prominent terrace building with frontage to both Croydon High Street and Surrey Street.
- The property is entirely let on one FRI lease at **£90,000 per annum**.
- Two residential units already on site and potential to convert to 15 residential units with 2 commercial units.
- EPC Rating B.
- Offers are invited in excess of **£1,000,000**. A purchase at this level, after purchaser's costs, would show a net initial yield of 8.51% and a low entry price of £74.80 psf.

LOCATION

The property is situated on Croydon High Street. Croydon is one of London's most accessible locations and serves as a major transport hub for South London, supported by excellent rail connections, comprehensive bus routes, and London's only tram network.

West Croydon Station is a 600 metre walk north of the subject property. It is a major transport interchange in South London, serving as an important gateway to central London, Surrey, and Gatwick Airport. There offers direct links to central London via the London Overground and National Rail, as well as convenient connections to Gatwick Airport, further enhancing its accessibility and appeal.

East Croydon Station is approximately a 500 metre walk east from the subject property offering fast and frequent National Rail services to London Victoria and London Bridge, as well as direct connections to Gatwick Airport and the South Coast. The station also links to the London Trams network and numerous bus routes, providing excellent connectivity for commuters and regional travel.

DESCRIPTION

The property comprises a six-storey, mid-terrace Victorian building having a frontage to High Street and Surrey Street, which lies at a lower level to the rear of the property. As the building is located on a sloping site, the basement area for the High Street is the first floor for the Surrey Street frontage.

The property currently operates as a bar/nightclub with ancillary staff areas and residential accommodation in the upper floors, and separate sublet bar at the lowest level fronting Surrey Street.

EPC

The property has an EPC Rating B.



Nearby retailers include:

Nando's	Domino's	Primark
Toni & Guy	Greggs	Holland & Barrett
Snappy Snaps	Sainsbury's	Foot Locker
Next	T G Jones	Sole Trader

DEMOGRAPHICS

Croydon has a strong and growing catchment population, supported by a large proportion of working-age residents and a well-established local workforce. There are 54,407 people within a 5-minute drivetime of the subject property, rising significantly to 235,761 within 10 minutes. Households total 24,446 within 5 minutes and increase to 98,030 within 10 minutes, with a workforce of 37,068 and 89,127 respectively Source: StorePointGeo.

The total population within the Croydon Primary Retail Market Area is estimated at 384,000 at end 2024. The town boasts an estimated total retail expenditure of £2.289 billion in 2024 and per capita spend of £5,908 (source: Promis).

Croydon has a high proportion of young families, with almost a quarter of the population in the 5 minute drivetime are between the ages of 0-15 years. The occupier is well suited to this younger demographic, being a popular location for kids parties, school groups and a designated soft play area.

ACCOMMODATION	SQ M	SQ FT
Ground Floor (Surrey Street)	215	2,314
Mezzanine Level	287	3,197
Ground Floor (High Street)	293	3,154
First Floor	228	2,454
Second Floor	107	1,152
Third Floor	102	1,097
TOTAL	1,242	13,368

Approximate Net Internal Areas

VIEWINGS – 020 8662 2700

Matt Morris	t: 07894 692426	e: mmorris@shw.co.uk
Martin Clark	t: 07771 780708	e: mclark@shw.co.uk
Richard Plant	t: 07850 584240	e: rplant@shw.co.uk



SHW Property



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TENURE

The interest in the property is freehold, held under Title Number, SGL721556.

HEAD LEASE

The entire property is let to Nollywood London Limited (12634244) at £90,000 per annum on a 15 Year Lease from 05/10/2022 to 04/10/2037. There are mutual break options and upwards only rent reviews on 05/10/2027 and 05/10/2032. The lease is contracted outside of the Landlord & Tenant Act 1954.

SUB LEASE

The tenant has sublet a small area at the ground-floor level on Surrey Street to St. Reathams (Restaurant & Bar) Ltd at £9,000 pa. The tenancy has expired and the tenant is holding over.

COVENANT

Nollywood London Limited has an Experian rating of **94 – Very Low Risk**.

OPPORTUNITY

The building has potential for conversion, internal floor infill, and vertical extension, for any of the following:

- Residential
- FBLR
- Medical
- Education

A set of drawings illustrating how 15 flats can be accommodated, with 2 x commercial units, is visible in the data room.

DATA ROOM

Further information including title documents, leases and planning documents can be found – [Click Here](#)

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, the buyer will be required to follow our Anti-Money Laundering process.

VAT
The property is elected for VAT. It is anticipated that the transaction will be treated as a TOGC.

PROPOSAL

Offers are invited in excess of £1,000,000, subject to the existing lease. A purchase at this level would show a net initial yield, after purchaser's costs of 8.51%.



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SHW Property

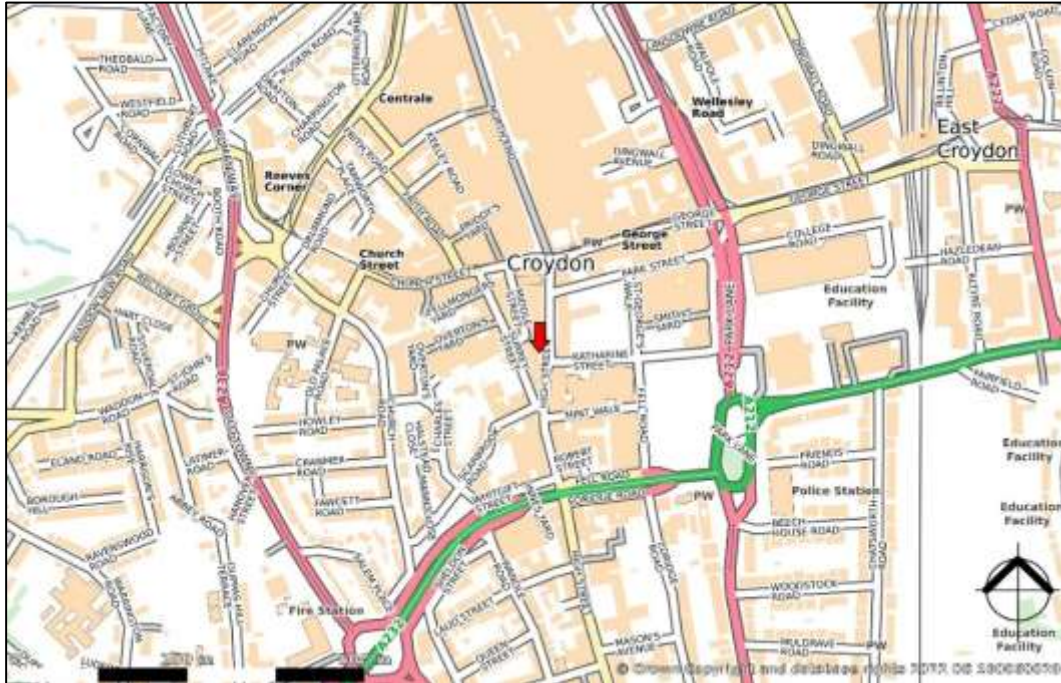


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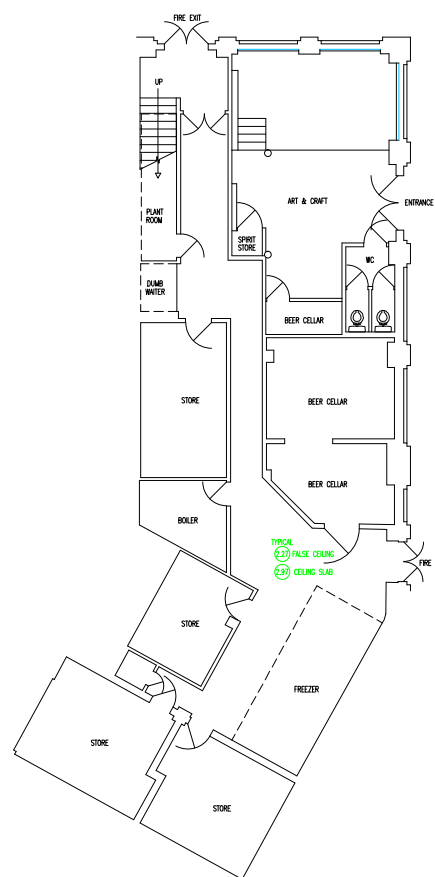


SHW Property

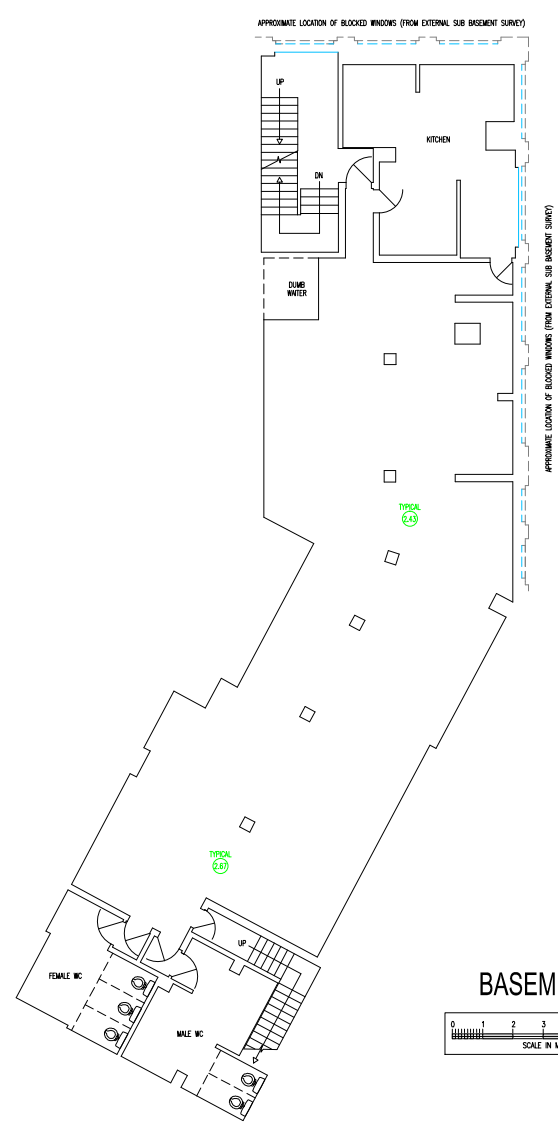
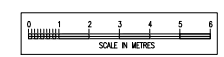
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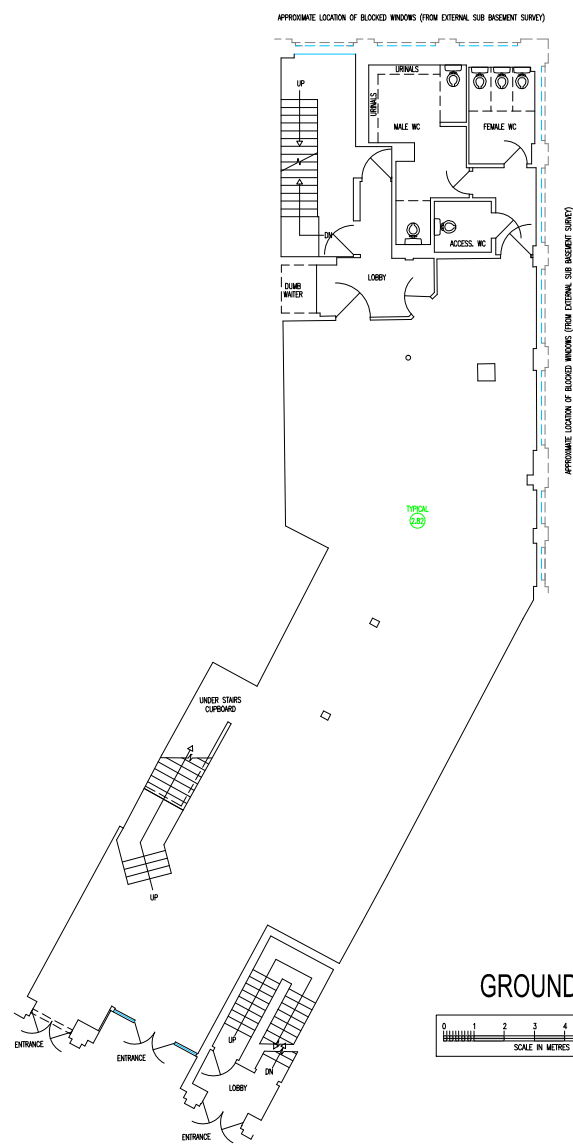
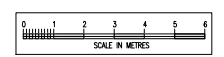
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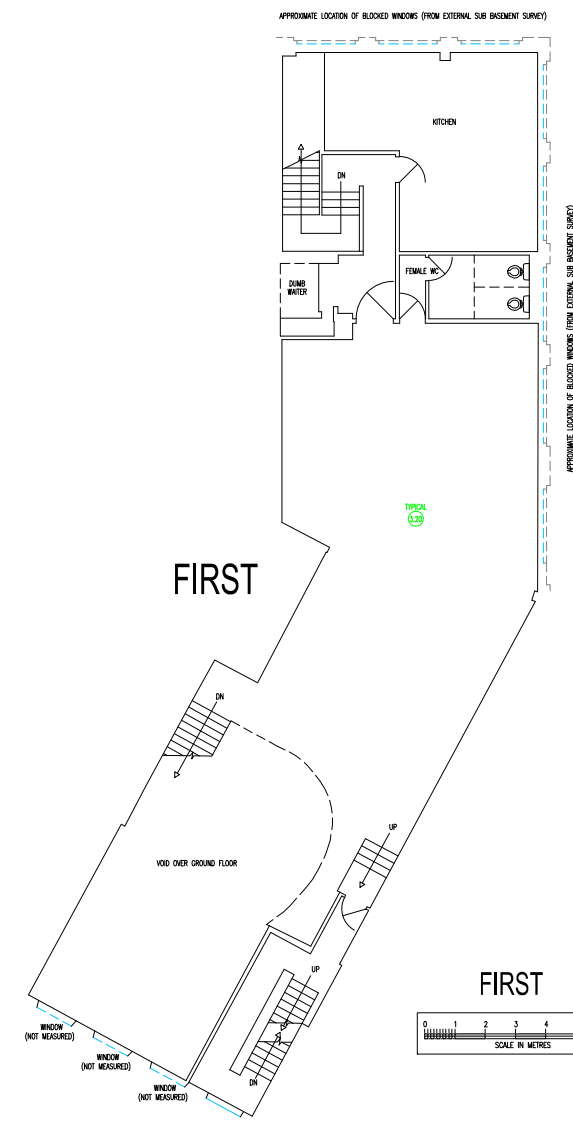
SUB BASEMENT



BASEMENT

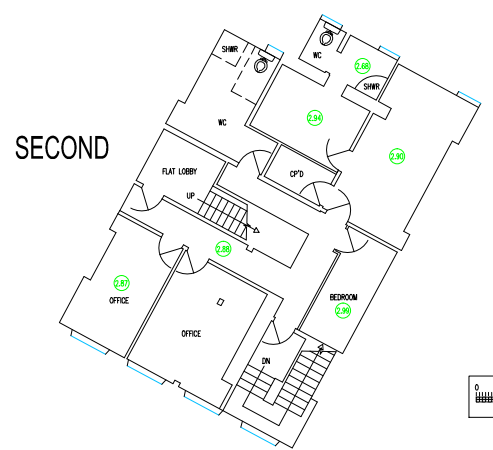
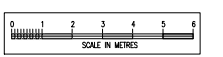


GROUND

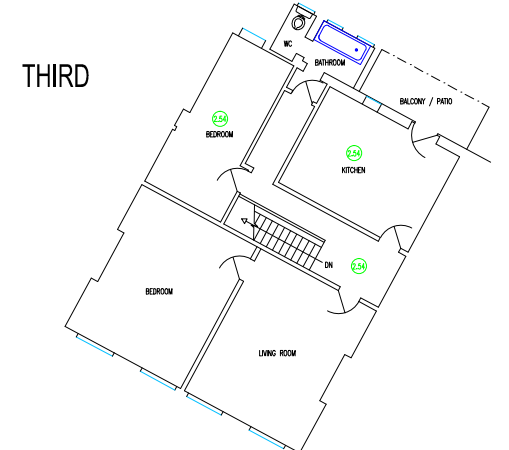
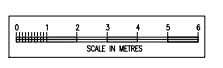


FIRST

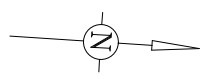
FIRST



SECOND



THIRD



SCALE 1/250

NOTE :
 WHEN PRINTING PDF PLANS, ALWAYS ENSURE THAT :
 1. "PAGE SCALING" IS SET TO NONE OR "ACTUAL SIZE"
 2. "CHOOSE PAPER SOURCE BY PDF PAGE SIZE" IS TICKED
 - BOTH ARE FOUND IN THE PRINTER DIALOGUE BOX.

UPDATE 26/08/20 :
 ART & CRAFT UNIT ADDED TO SUB-BASEMENT
 APPROXIMATE LOCATION OF WINDOWS, DERIVED FROM SUB-BASEMENT EXTERNAL SURVEY (BASEMENT TO FIRST FLOORS)
 FRONT STAIRS BETWEEN GROUND & FIRST FLOOR ADDED
 SECOND FLOOR FLAT SUITE ADDED

ADDRESS 36 HIGH STREET
 CROYDON CR0 1YB
 PROJECT ALL FLOORS
 - MEASURED SURVEY

DATE 26/08/20 DWG. NO. 1306 / ALL
 SCALE 1/250 @ A3 CAD NO.

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