

CROYDON HOUSE

1 PELL ROAD, CROYDON CR0 3EX

Reversionary multi-let light industrial
investment available

Virtual Freehold For Sale





EXECUTIVE SUMMARY

- The property comprises a mix of commercial light industrial and uses, extending 22,277sqft (GIA)
- Total site area of c.0.46 acres.
- Located within an industrial hub adjacent to Big Yellow Self Storage, West Retail Park (Wren Kitchens) and Thornton Road Trading Estate
- Diverse range of income with 32 units let to 12 tenants, with only 2 units vacant
- Total current passing rent of £224,196 per annum
- Offers are invited for a new 999 year Virtual Freehold at a Peppercorn Rent



CROYDON

Croydon is Greater London's largest single market, situated 9.5 miles south of Central London, with inward investment of over £5.25bn on local regeneration projects, including The Growth Zone Program, a £520m initiative supporting local infrastructure upgrades, including the 1.4bn redevelopment of the Whitgift Shopping Centre and the improvements to West Croydon Station and local tram services.



Rail: West Croydon Station (0.5 miles) and East Croydon Station (1 mile) provide fast services to Central London (London Bridge and Victoria in under 20 minutes), Gatwick Airport, and Brighton.



Tram: Croydon Tramlink (0.4 miles) connects to Wimbledon, Beckenham, and key suburban hubs.



Bus: Served by numerous bus routes offering seamless access to Greater London and surrounding areas.



Road: Excellent road connectivity via the A23 and A232, with easy access to the M25 and M23 for national travel.



West Croydon Rail & Bus Station



Proposed Whitgift Shopping Centre



SITUATION

Strategically located adjacent to the A23 Thornton Road/Purley Way, a major commercial area in South London. The property is surrounded by various uses, including food stores, retail parks, car dealerships and trade counters.

Located opposite Thornton Road Trading Centre and West Retail Park, which feature national occupiers like Topps Tiles, Magnet, Howdens and Big Yellow Storage.



DESCRIPTION

Mixed-use three storey building of brick construction with a pitched-roof warehouse to the rear.

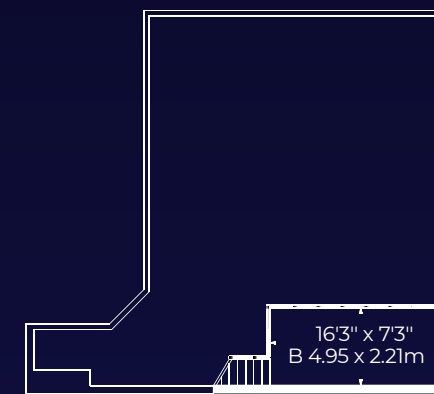
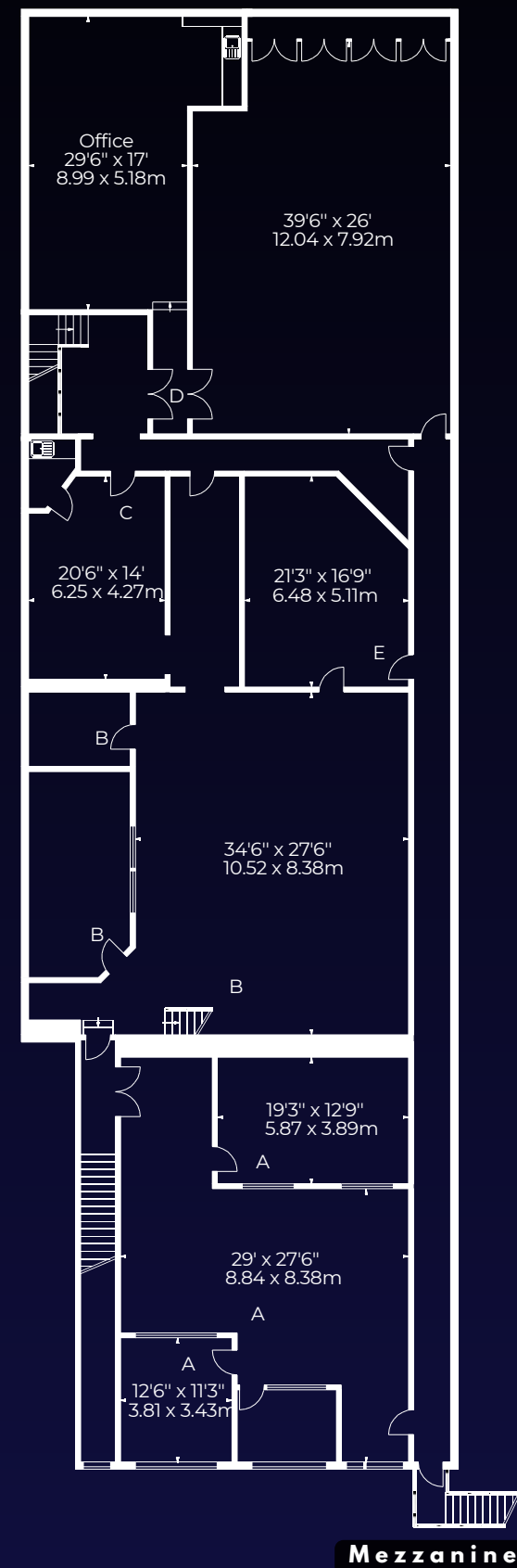
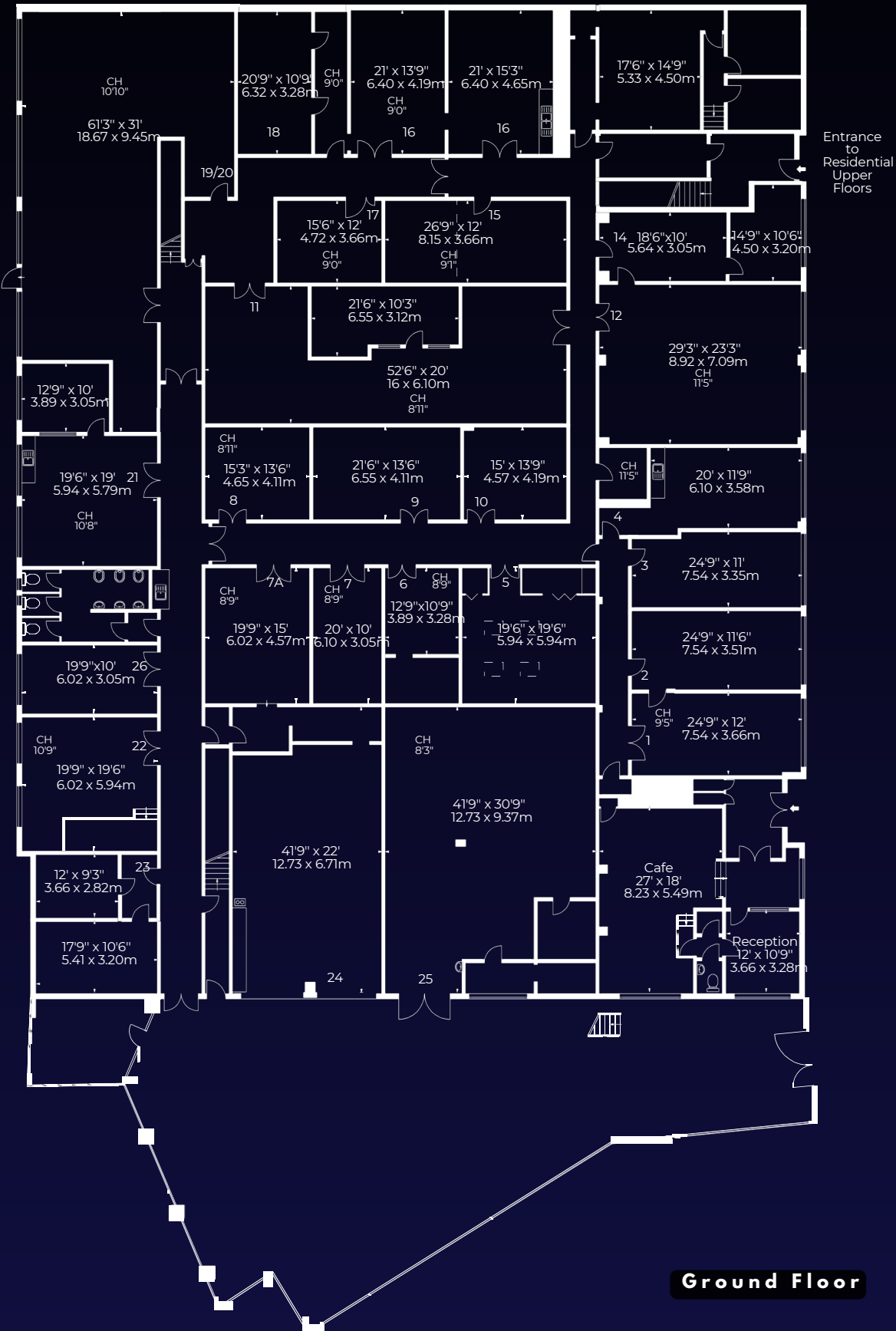
The commercial spaces include light industrial, workshops, and studio accommodations, subdivided into 32 units with the following features:

- 7.92m eaves height in the warehouse
- Secure service yard
- Roller shutter doors
- Male and female WCs

The first and second floors have been converted into 40 studio flats, each let on Assured Shorthold Tenancy Agreements (ASTs). The residential element will be retained by the vendor.



FLOOR PLANS



ACCOMODATION

DESCRIPTION	SQ FT (GIA)	SQ M (GIA)
GROUND FLOOR	16,198	1,504.79
MEZZANINE UPPER	5,950	552.76
MEZZANINE	129	11.98
TOTAL	22,277	2,069.53

DESCRIPTION	SQ FT	SQ M
SERVICE YARD	3,034	281.86
TOTAL	3,034	281.86

TENANCY

The total gross income equates to £224,196 pa. This is subject to an annual operating expenditure.

The operating expenditure equates to £66,039.50 per annum (£4.00 per sq ft). A breakdown of the expenditure is available upon request.

Tenants pay monthly inclusive of running costs including maintenance, cleaning and utilities (gas / water / electric). The tenants are responsible for paying business rates.

Units 1 and E are being occupied by the vendor and will be sold with vacant possession to allow for reletting.

Unit No	Tenant Name	Current Lease Start Date	Current Lease End Date	Annual Rent - Current Year	Price per Sq Ft	Unit Usage
1	Croydon House Ground floor storage			£0.00		
2	NSGalore Ltd	19-Sep-24	18-Sep-25	£6,156.00	£18.00	Workshop
3	Salesify Ltd	22-Aug-24	21-Aug-25	£5,406.00	£17.00	Storage
4	Dairy Den (UK) Ltd	01-Jan-22	31-Dec-22	£4,905.60	£14.00	Canteen
5	Memory Gate	01-Jan-22	31-Dec-23	£9,936.00	£21.85	Photographers
6	Altaclass Group Ltd	01-Nov-23	31-Oct-23	£6,004.80	£15.50	Storage
7a	Messrs Santosh	01-Jan-22	31-Dec-22	£4,363.20	£18.36	Food Production
7	Bread Tree Ltd	01-Aug-21	31-Jul-22	£4,392.00	£12.16	Storage
8	Dairy Den (UK) Ltd	01-Jan-24	31-Dec-25	£3,494.40	£14.00	Storage
9	Dairy Den (UK) Ltd	01-Jan-24	31-Dec-25	£4,384.80	£14.00	Storage
10	Dairy Den (UK) Ltd	01-Sep-22	31-Dec-23	£4,605.60	£19.00	Storage
11	Dairy Den (UK) Ltd	01-Jan-22	31-Dec-22	£15,048.00	£12.14	Storage
12	Dairy Den (UK) Ltd	01-Jan-22	31-Dec-22	£10,080.00	£12.32	Storage
14	Dairy Den (UK) Ltd	01-Sep-22	31-Dec-23	£5,789.95	£12.50	Storage
15	Dairy Den (UK) Ltd	01-Jan-22	31-Dec-22	£6,696.00	£17.55	Storage
16	Dairy Den (UK) Ltd	01-Jan-22	31-Dec-22	£12,600.00	£17.24	storage
17	Dairy Den (UK) Ltd	01-Jan-22	31-Dec-22	£3,600.00	£16.39	Storage
18	Dairy Den (UK) Ltd	01-Jan-22	31-Dec-22	£6,048.00	£15.18	Storage
19	Dairy Den (UK) Ltd	01-Jan-22	31-Dec-22	£4,704.00	£20.00	Ice cream production
20	Dairy Den (UK) Ltd	01-Sep-22	31-Dec-23	£14,086.33	£10.27	Ice cream production
21	Dairy Den (UK) Ltd	01-Sep-22	31-Dec-23	£12,072.00	£20.00	Ice cream production
22	Bread Tree Ltd	01-Jan-22	31-Dec-22	£7,416.00	£16.44	Food Storage
23	Dairy Den (UK) Ltd	01-Sep-22	31-Dec-23	£5,970.00	£12.50	Storage
24	Messrs Santosh	01-Jan-22	31-Dec-22	£16,430.40	£17.71	Food Production
25	Dairy Den (UK) Ltd	01-Jan-22	31-Dec-22	£20,419.20	£13.50	Cold Storage
26	BKFS	01-Jan-22	31-Dec-22	£4,132.80	£17.39	Storage
A	INTERNATIONAL EVANGELICAL CHURCH THE GLORY	01-Jan-23	31-Dec-24	£17,284.92	£12.58	Church
B	Invictus Martial Arts Academy Ltd	01-Jan-23	31-Dec-25	£21,684.00	£13.00	Gym
C	Invictus Martial Arts Academy Ltd	01-Jan-23	31-Dec-25	£4,617.60	£13.00	Changing Area
D	AAB UK Ltd	01-Aug-18	31-Jul-22	£21,638.40	£11.27	ClothingStorage
E	Kreeder Ltd	01-Sep-24	31-Aug-25	£0.00		Storage
Café	The Photo Café Ltd	01-Jan-22	31-Dec-23	£5,068.80	£8.69	Café

PROPOSAL

Offers are invited for a new 999-year Virtual Freehold lease granted directly by the Freeholder.

EPC

Available upon request

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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RIB

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