



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



94 Parsons Mead, Croydon CR0 3SL

FREEHOLD INVESTMENT OPPORTUNITY FOR SALE

Summary

- Prominent **industrial unit (B2 & B8 use)** available for **sale** with accommodation extending **7,319sqft**
- Site measures **0.25-acres** with **sizeable front yard, off-street parking** and **excellent street frontage**
- Property subject to new lease with **'W.Shirley and Sons Ltd'** (in occupation for over **45-years**), paying **£85,000pax** on a **10-year term (2034 expiry)** with a **mutual break** included in **2029**
- Opportunity will appeal to a range of **investors** along with **owner occupiers**; who may earmark the site for future occupation
- We are inviting offers in the region of **£975,000 (£133psf)** for the **freehold interest (8.7% gross yield)**
- The property is to be offered at the **Acuitus Auction** on **Wednesday 27th March**, unless **'Sold Prior'**



Description

Roadside industrial unit extending 7,319sqft with accommodation laid over ground (5,069sqft) and first (2,250sqft) floors.

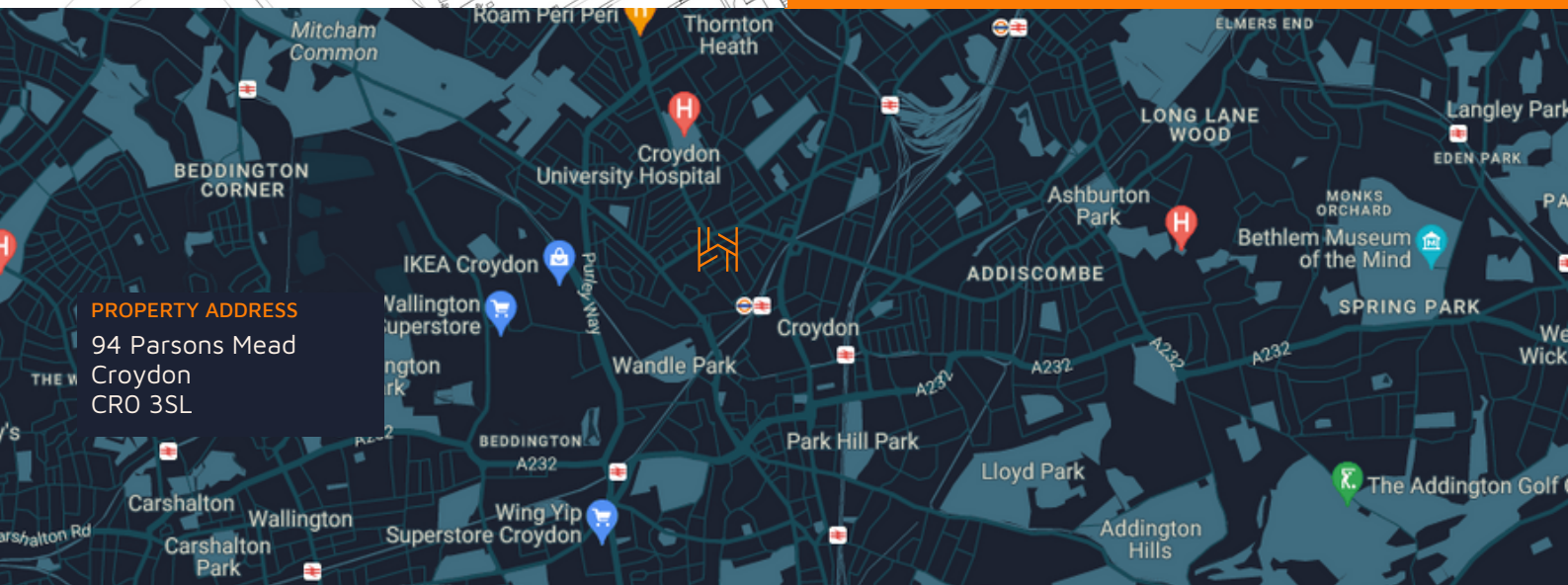
Site extends **0.25-acres**, providing **parking** and **yard space** accessible by vehicle on both Montague Street & Parson Mead.

Property currently benefits from **B2 & B8 Use Class** and offers strong rental growth with its ability to appeal to a range of occupiers, which might include **trade counters, motor garages and distribution companies**. Site could also be **suitable for a range of alternative uses** (subject to necessary consents).

Whilst the site is **fully let**, it also offers **future development potential** for a **residential-led scheme (STPP)**. This has been explored indicatively as shown below.

Location

Site locate next to the **A23** providing excellent road links from the **M25** and into **Central London** (under 10-miles). **West Croydon train station** (London overground & Southern Rail) also a short walk (0.2-miles) providing direct trains to **London Bridge** in under 20-minutes.





Tenancy Information

A new **10-year lease** now in place with well established car dealership '**W.Shirley and Sons Ltd**' (occupied the site for over 45-years) paying **£85,000pax**.

Lease terms include mutual break clause in **August 2029** (6-months notice period required & will **expire in August 2034**. Agreement is granted **inside** the **1954 L&T Act**.

Viewings

Contact the **Henshall & Partners** or our joint agent **Acuitus** to arrange a viewing.

Use-Class

The property currently benefits from **B2 & B8 uses (general industrial and storage)**.

Site will also offer occupiers **alternative uses** within **Use Classes B2, B8, E (e, f, g (ii) and e (iii)), F1 and Sui Generis** (employment generating) **subject to planning**.

Terms

Inviting offers in the region of **£975,000 (£133psf)** for the **freehold interest**. **VAT not** applicable on sale price.

Should the property **not be sold prior** it **will be sold at Acuitus auction** (Wednesday 27th March)

CONTACT US

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