

**WELCOME SOUTHERN CO-OP, 3 FELL ROAD, QUEEN'S QUARTER  
CROYDON, CR0 1LN**

**£695,000**

**LONG-LET SUPERMARKET INVESTMENT**

- Retail investment located within the Queen's Quarter Development in Croydon town centre, a popular London commuter town, approximately 9.5 miles south of Central London
- Occupied by Jay Retail Ltd (t/a Southern Co-Op) on a 15-year lease from January 2024, with a current passing rent of £50,000 per annum
- The property has a gross internal floor area of 3,400 square feet (316 square metres)
- Offers are invited in excess of £695,000, which represents a gross yield of 7.2%
- EPC Rating - A

**Harston&Co**

## Location

The property is located within Block 3 of the new Queen's Quarter development, a thoughtfully designed neighbourhood in Croydon town centre.

The development fronts onto The Queen's Gardens, a revitalised community green space, comprising vast lawns, trees, a large children's play area with benches, and a sunken garden area with flower beds.

Queen's Quarter also benefits from exceptional connectivity to London and beyond. Situated just moments from East Croydon station, it is one of the busiest public transport interchanges in the UK. Regular services provide direct access into London Victoria Station (17 minutes) and London Bridge Station (13 minutes), which in turn link to the London Underground networks. Three local tram routes and several bus routes are also available adjacent to the development.

Please note all times and distances given are approximate only.

## Description

The property is arranged over ground floor only. The property has a gross internal floor area of 3,400 square feet (316 square metres).

Please note that the sizes given are approximate only and have been taken from plans provided from by the seller. All interested parties are advised to rely on their own inspection and survey.

## Tenancy

The property is let to Jay Retail Ltd (t/a Southern Co-Op) on a 15-year lease from January 2024, with a current passing rent of £50,000 per annum. There is a CPI linked rent review in 2029 and 2034.

## Tenure

The property is held on a 250-year lease from August 2019 with no ground rent payable.

## VAT

The property is elected for VAT.

## Terms

Offers are invited in excess of £695,000, which represents a gross yield of 7.2%.

## Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



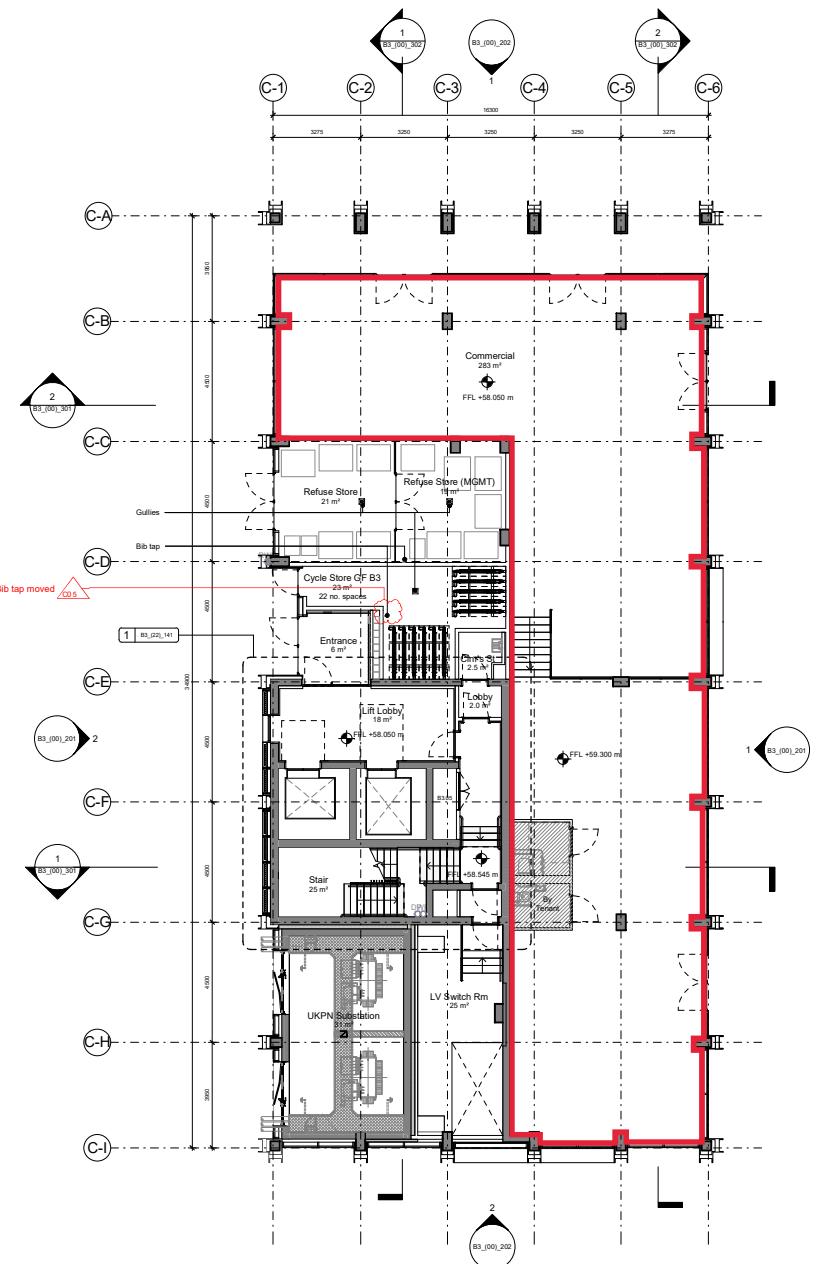
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## 1 GROUND FLOOR

**NOTE**  
Drawings to be read in conjunction with :  
(00) Unit Plans, Elevations and Sections  
BA (00) for Basement General Arrangements Plans

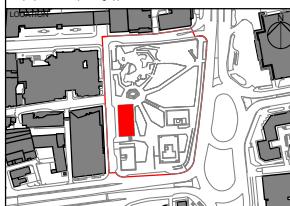
All areas are approximate. They relate to the likely areas of the building at the current state of the design and using the stated option from the Code of Measuring Practice, 6th Edition Any decisions to be made on the basis of these predictions, whether as to Project viability pre-letting, lease agreements or the like should include due allowances for the increases and decreases inherent in the design development and building process.

Drawings to be read in conjunction with M&E, Structural and Architect's Landscape Information.

REV	DATE	DESCRIPTION
Q01	30/01/18	CONSTRUCTION ISSUE
Q02	23/01/18	BALCONIES UPDATED
Q03	08/03/19	SUBSTATION & SUPER-RISER UPDATED
Q04	14/03/19	COMMERCIAL AREA CLARIFICATION
Q05	29/03/19	UPDATES: BIB TAP, KITCHENS, BATHRMS, RADS & STORAGE

<b>CONSULTANTS</b>	
CLIENT:	Taberner House LLP
CONTRACTOR:	Henry Construction
STRUCTURAL ENGINEER:	Whitby Wood
MEP ENGINEER:	Pro MEP
COST CONSULTANT:	Gardner & Theobald
PROJECT MANAGER:	Gardner & Theobald
ACOUSTIC CONSULTANT:	PACE Consult
FAÇADE ENGINEER:	Inhabit Group
CLADDING CONSULTANT:	Pure Exteriors
BUILDING CONTROL:	Bureau Veritas
FIRE CONSULTANT:	ORR Fire Risk Consultants

**NOTE**  
When this drawing is issued in uncontrolled CAD format it will be accompanied by PDF version and is issued to enable the recipient to prepare their own documents models / drawings for which they are solely responsible.  
The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility.



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job title TABERNER HOUSE & THE QUEEN'S  
GARDENS  
drawing title / location PROPOSED GROUND FLOOR & LEVEL

PROPOSED GROUND FLOOR & LEVEL 01-12 PLANS			
drawn by GM	checked LO	scale 1 : 100@A1 : 1:50@A3	status CONSTRUCTION
project 16026	drawing no. B3 (00) 110		revision C0