

## 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

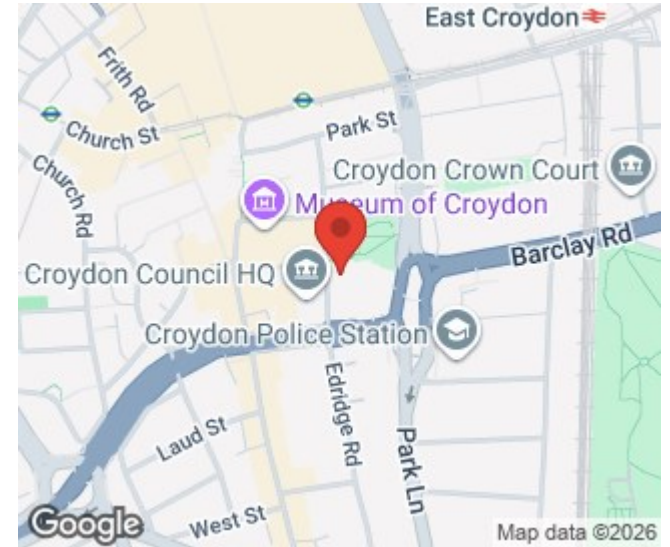
The property is elected for VAT.

## 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.



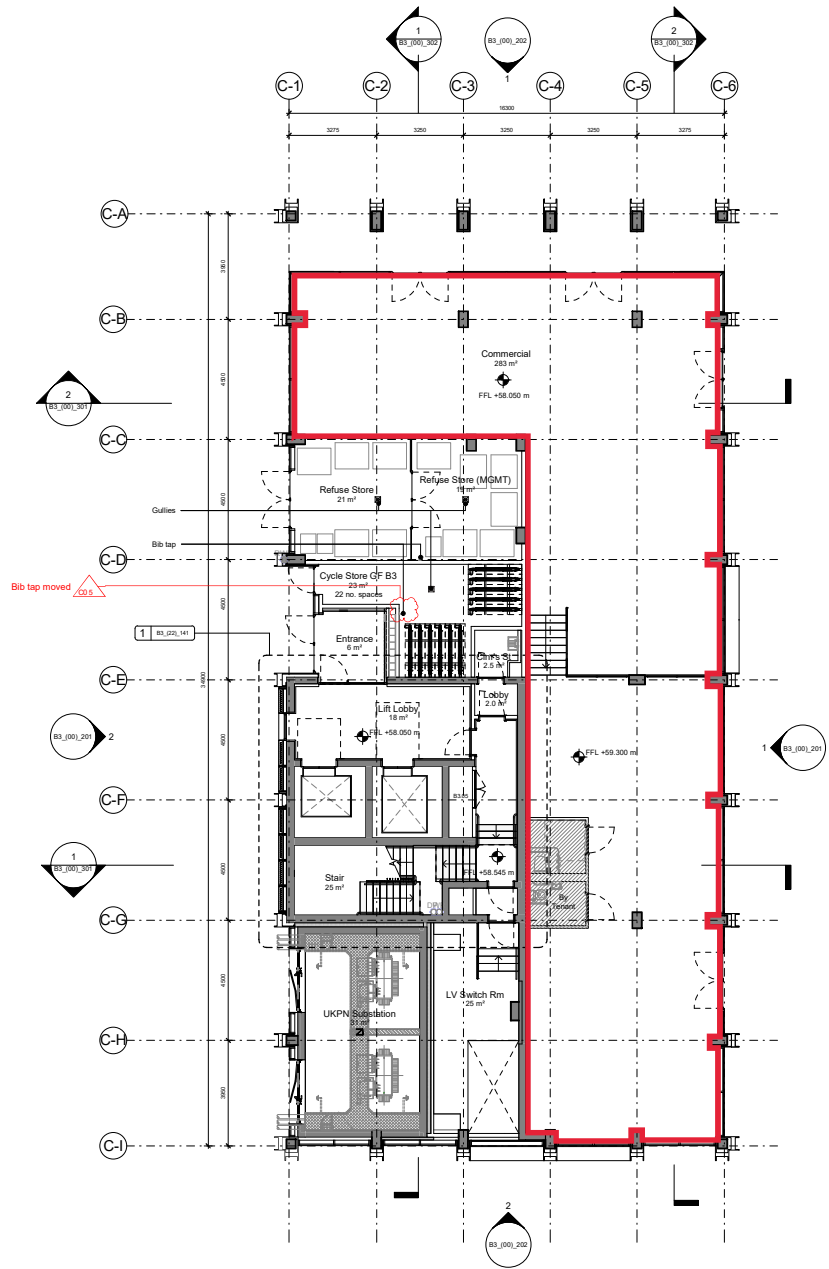
Scan to view property details on  
harstonandco.co.uk

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

Harston&Co  
247 High Road  
South Woodford  
London  
E18 2PB

020 3371 0061  
info@harstonandco.co.uk  
harstonandco.co.uk  
@harstonandco

Harston&Co



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 Architects Landscape Information.

REV	DATE	DESCRIPTION
C01	30/11/18	CONSTRUCTION ISSUE
C02	23/01/19	BALCONIES UPDATED
C03	06/03/19	SUBSTATION & SUPERVISOR UPDATED
C04	14/03/19	COMMERCIAL AREA CLARIFICATION
C05	29/03/19	UPDATES: BB TAP, KITCHENS, BATHROOMS, RADIS & STORAGE

CONSULTANTS	
CLIENT:	Taberner House LLP
CONTRACTOR:	Henry Construction
STRUCTURAL ENGINEER:	Whitby Wood
MEP ENGINEER:	Pro MEP
COST CONSULTANT:	Gardiner & Theobald
PROJECT MANAGER:	Gardiner & Theobald
ACOUSTIC CONSULTANT:	Pace Consult
FACADE ENGINEER:	Inhabit Group
CLADDING CONSULTANT:	Pure Exteriors
BUILDING CONTROL:	Bureau Veritas
FIRE CONSULTANT:	OFIR Fire Risk Consultants

**NOTE**

When this drawing is issued in uncontrolled CAD format it will be accompanied by a 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.

Allford Hall Monaghan Morris Limited accepts no responsibility or liability for:-

- any use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared
- any alterations or additions to or discrepancies arising out of changes to the background information on which the drawings are based that was current at the time of issue, and which occur to that information after it has been issued by AHMM
- any loss or degradation of the information held in this drawing resulting from the translation from the original file format to any other file format or from the recipient's reading of it in any other programme or any version of the programme other than that which was used to prepare it
- the accuracy of survey information provided by others or for any costs, claims, proceedings and expenses arising out of reliance on such information
- any scaling from this drawing other than by the local planning authority solely for the purposes of the planning application to which it relates

**ALLFORD HALL MONAGHAN MORRIS**

ARCHITECTS LTD

MORELANDS, 5-23 OLD STREET LONDON EC1Y 9HL

TEL 020 7251 5281 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title

**TABERNER HOUSE & THE QUEEN'S GARDENS**

drawing title/location

**PROPOSED GROUND FLOOR & LEVEL 01-12 PLANS**

drawn by	checked	scale	status
GM	LO	1 : 100@A1 : 1:50@A3	CONSTRUCTION

project	drawing no.	revision
16026	B3_(00)_110	C05