

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

£575,000 GUIDE  
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)
- The property is to be offered in the Savills auction on 31st March 2026
- Guided at £575,000, which represents a gross yield of 8.69%
- 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. There is a tenant-only break option in January 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

The property is to be offered in the Savills auction on 31st March 2026. The property is guided at £575,000 which is a 8.69% gross yield.

## Viewings

Viewings are strictly by appointment through joint auctioneer Harston&Co.



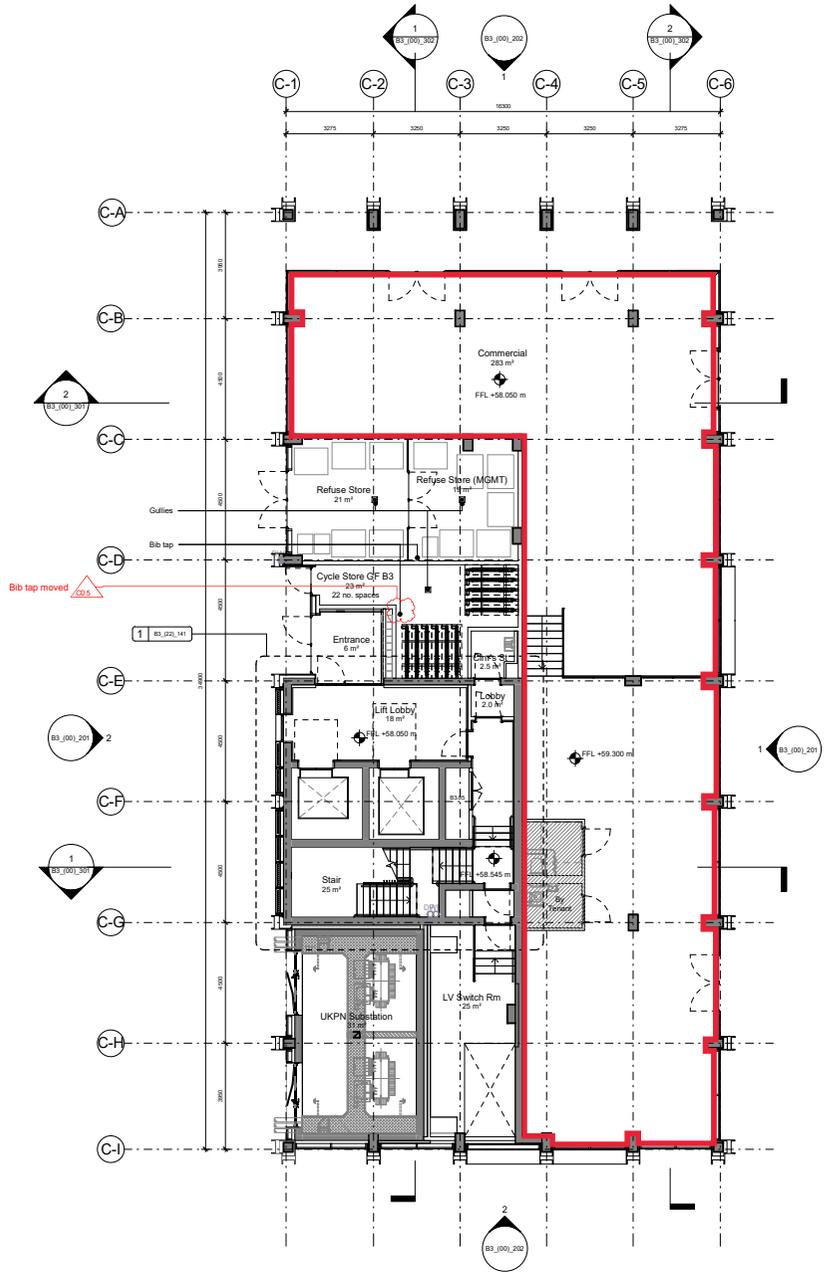
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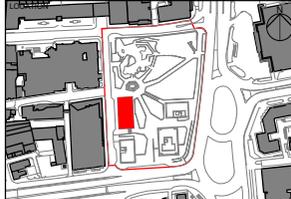
1 GROUND FLOOR

**NOTE**  
 Drawings to be read in conjunction with :  
 (00) LIFT 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	08/03/19	SUBSTATION & SUPPLIES UPDATED
C04	14/03/19	COMMERCIAL AREA CLARIFICATION
C05	28/03/19	UPDATES: BB TAP, KITCHENS, BATHS, RADS & STORAGE

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

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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	