



MULBERRIES & WILLOWS NURSERY & PRESCHOOL, 9 FELL ROAD, QUEEN'S QUARTER CROYDON, CR0 1LL

GUIDE £340,000
LONG-LET NURSERY INVESTMENT

- Nursery 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 Mulberries and Willows Nursery And Preschool Ltd on a 10-year lease from January 2023, with a rent of £43,915 per annum
- The property has a gross internal floor area of 1,884 square feet (175 square metres)
- The property is to be offered in the Auction House London auction on 4th March 2026
- Guided at £340,000, which represents a gross yield of 13%
- EPC Rating - A

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Location

The property is located within Block 2 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 1,884 square feet (175 square metres).

Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

Tenancy

The property is let to Mulberries and Willows Nursery and Preschool Ltd on a 10-year lease from January 2023, with a rent of £43,915 per annum topped up to 2027 review rent figure. There is a CPI linked rent review in 2027. The lease is held outside the Landlord and Tenant Act 1954 and benefits from 2 personal guarantees.

Tenure

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

VAT

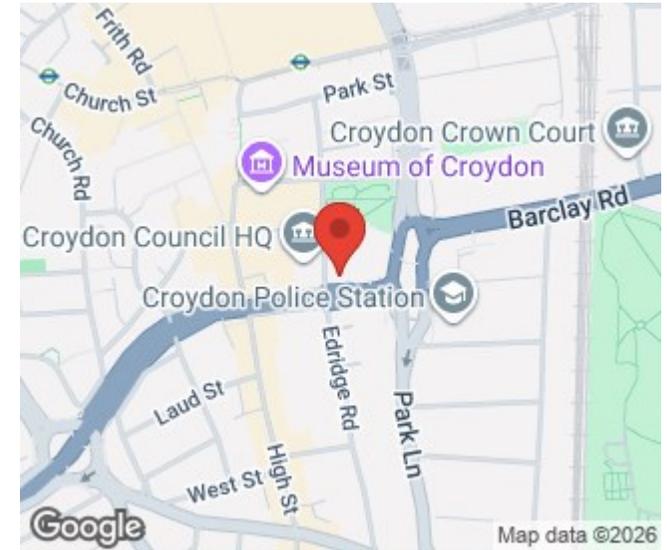
The property is elected for VAT.

Terms

The property is to be offered in the Auction House London auction on 4th March 2026. The property is guided at £340,000 which is a 13% gross yield.

Viewings

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



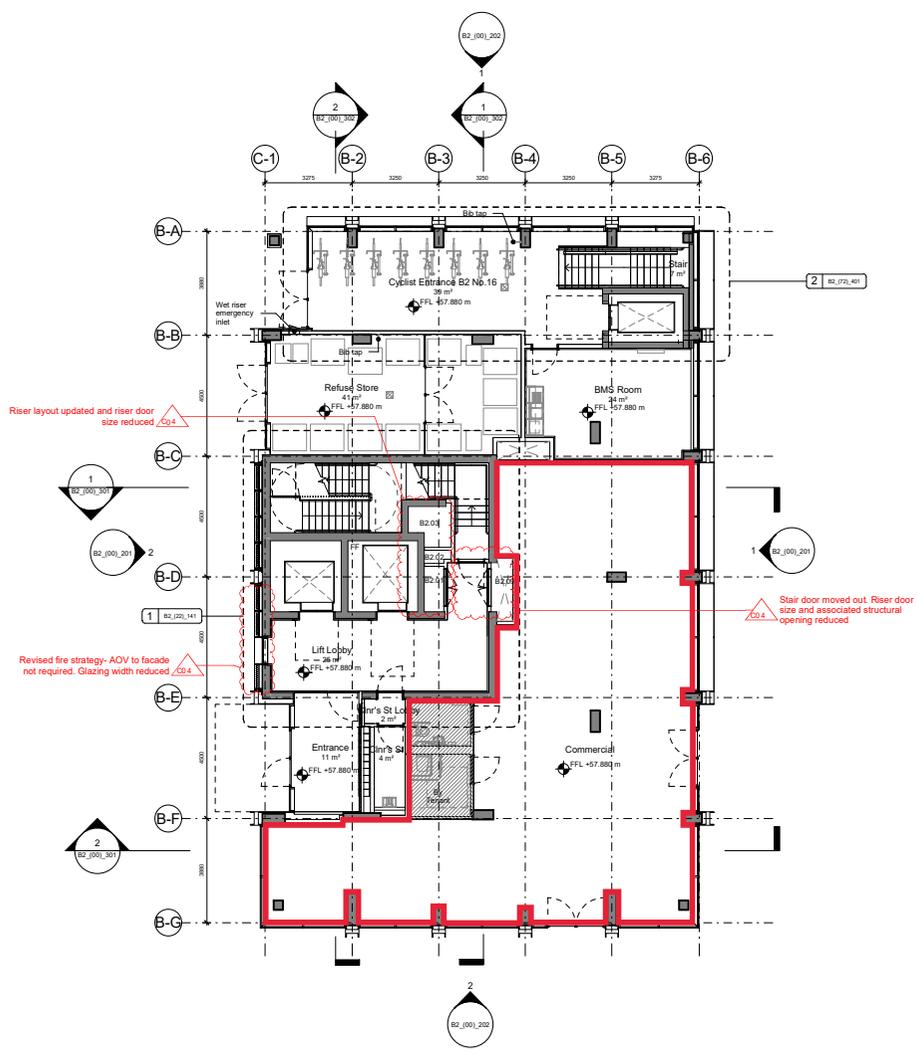
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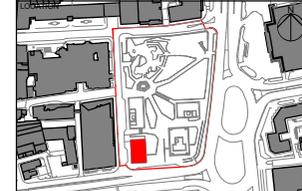
NOTE
 Drawings to be read in conjunction with:
 (00) Unit Plans, Elevations and Sections
 BA_(00) for Basement General Arrangements Plans

 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
C01	02/11/18	CONSTRUCTION
C02	07/11/18	RISER PARTITION ADDED
C03	20/12/18	BIB TAP ADDED
C04	13/02/19	VENT SHAFT ADDED

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

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job title: **TABERNER HOUSE & THE QUEENS GARDENS**
 drawing title/location: **PROPOSED GROUND FLOOR PLAN**

drawn by	checked	scale	status
PDA	LO	1 : 100@A1	CONSTRUCTION
project	drawing no.	revision	
16026	B2_(00)_110	C04	