



THE VILLAGE TABLE CAFÉ, 40 PARK LANE, QUEEN'S QUARTER CROYDON, CR0 1GY

GUIDE £350,000
LONG-LET COMMERCIAL INVESTMENT

- Commercial 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 The Village Table Ltd on a 10-year lease from December 2025, with a rent of £43,000 per annum
- The property has a gross internal floor area of 2,605 square feet (242 square metres)
- The property is to be offered in the Auction House London auction on 18th March 2026
- Guided at £350,000, which represents a gross yield of 12.3%
- EPC Rating - A

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Location

The property is located within Block 4 of the new Queen's Quarter development, a thoughtfully designed neighbourhood in Croydon town centre. The development includes over 500 residential units as well as commercial space.

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 2,605 square feet (242 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 The Village Table Ltd, a coffee lounge and creative community hub, on a 10-year lease from December 2025, with a current passing rent of £43,000 per annum. There is a tenant break option and CPI linked rent review in December 2030.

Tenure

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

VAT

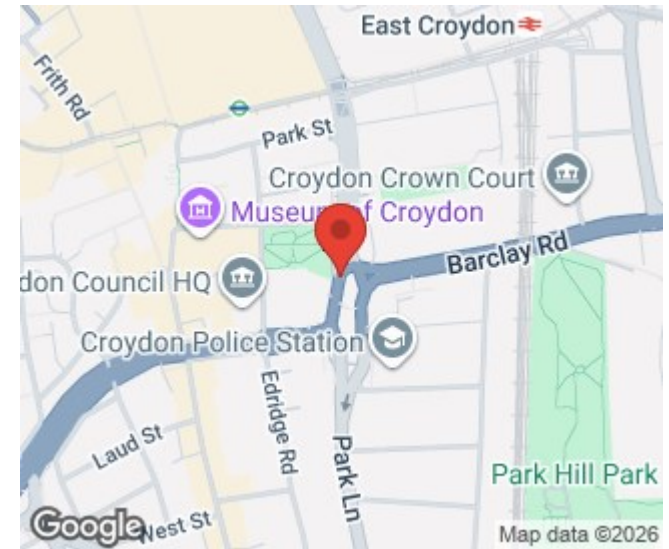
The property is elected for VAT.

Terms

The property is to be offered in the Auction House London auction on 18th March 2026. The property is guided at £350,000 which is a 12.3% gross yield.

Viewings

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



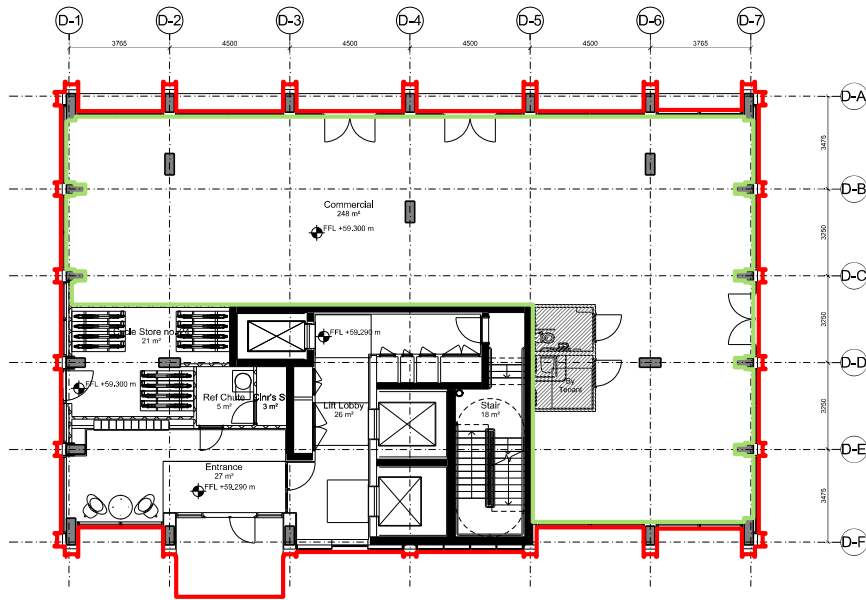
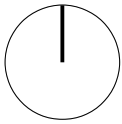
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1 BLOCK 4 - GROUND FLOOR

KEY

- BUILDING DEMISE
- COMMERCIAL AREA

REV	DATE	DESCRIPTION
01	11/04/18	SKETCH
02	23/04/18	SKETCH

CONSULTANTS

CLIENT:	Taberner House LLP
CONTRACTOR:	
STRUCTURAL ENGINEER:	Whitby Wood
MECHANICAL ENGINEER:	DSA Engineering Ltd
COST CONSULTANT:	Gardner & Theobald
PROJECT MANAGER:	
ACOUSTIC CONSULTANT:	Code Jarman
CLADDING CONSULTANT:	
SPECIFICATIONS CONSULTANT:	

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job title: **TABERNER HOUSE & THE QUEEN'S GARDENS**
 drawing title: **BLOCK 4 GROUND FLOOR LEASE PLAN**

drawn by	checked	scale	status
PDA	LO	1 : 100@A1	SKETCH
project	drawing no.		revision
16026	SK_0583		01

