

**MAKING
PROPERTY
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FOR SALE

MEDICAL INVESTMENT OPPORTUNITY IN SOUTH LONDON
308 THORNTON ROAD, CROYDON, CR0 3EU

PRICE: OIEO £450,000

INVESTMENT SUMMARY

- Ground floor commercial unit within a mixed use development, held on 125 year lease.
- Prominent location on Lombard Roundabout, just off the A23 (Purley Way)
- Let to Bupa Occupational Health Limited, part of the Bupa Group.
- Bupa lease runs until August 2030
- Passing Rent: £45,000 per annum
- OIEO £450,000 reflecting a net initial yield of 9.57%

LOCATION

The property is situated in a very prominent location at the Lombard roundabout on the A23 where Purley Way, Thornton Road, and Mitcham Road meet.

The property forms part of the ground floor of a residential development sited on this major traffic route.

There is a high level of vehicular traffic passing this visible site, which is located within a high-density residential area in the London Borough of Croydon.

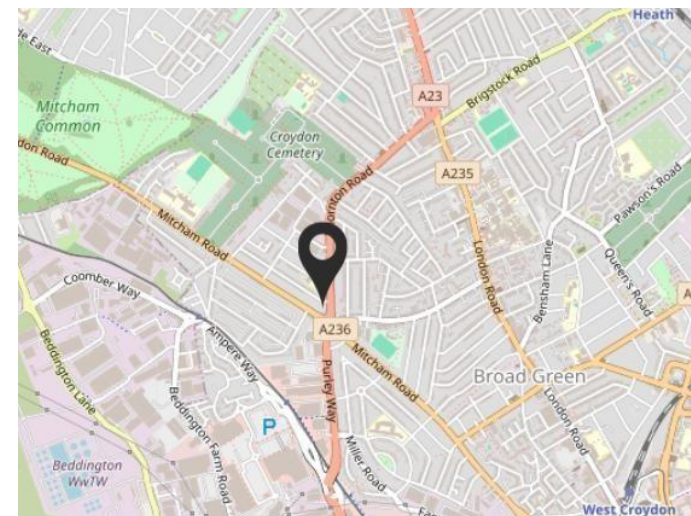
DESCRIPTION

The property comprises a ground floor commercial unit, extending to approximately 1,511 sq ft (140 sq m) with prominence and frontage to the A23.

The unit forms part of a development comprising 21 residential apartments above.

The unit has been fitted out by the tenant.

Internal Width	19.89 m	65'3"
Internal Depth	7.31 m	24'0"
Ground Floor Area	140 sq m	1,511 sq ft



TENURE

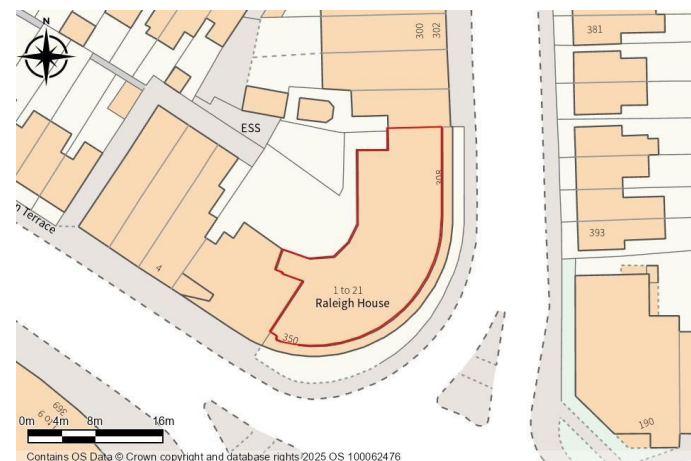
Lease: The property is held by way of a 125 year long-leasehold interest.

Title Number: SGL786777

The rent is a peppercorn rent without review and has a user clause that allows the following uses: A1, A2, A3, A5, or B1.

EPC

The property has an EPC of D.



VIEWINGS – 020 8662 2700

Richard Plant
Alex Thomson

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t: 07780 113019

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e: athomson@shw.co.uk



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TENANCY

The Ground Floor Commercial Unit is let to Bupa Occupational Health Limited on a 5 year lease to 25.08.2030. The lease is available in the data room and the terms are as follows:

Lease Commencement 26 August 2025

Term 5 years

Tenant Break 26 August 2026
(6 months notice)

Break Penalty £10,000
(If exercised before 26 August 2027)

Lease Expiry 25 August 2030

1954 LTA Inside the Act

Rent £45,000 per annum

Service Charge Recharged to the tenant
(Capped at £2,500 pa)

Insurance Recharged to the tenant

PRICE

Offers in excess of £450,000. A purchase at this level, after normal purchaser's costs, will show a net initial yield of 9.57%.

THE TENANT

The property is let to Bupa Occupational Health Limited (Company Number: 00631336), a subsidiary of Bupa, one of the UK's leading healthcare providers.

Bupa Occupational Health provides workplace health services, supporting businesses and employees with health assessments, occupational health advice, and medical services.

In their latest accounts, dated, the tenant reports a turnover of £109,182,000 and Net Assets/Shareholders funds of £9,534,000

VAT

The property is elected for VAT, and it is anticipated that the sale will be treated as a TOGC

ANTI-MONEY LAUNDERING

Upon agreement of Heads of Terms, a mandatory Purchaser KYC documentation investigation will be changed.

VIEWINGS

Viewings are strictly by prior appointment only, by contacting sole agents SHW.

DATAROOM

To view the data room



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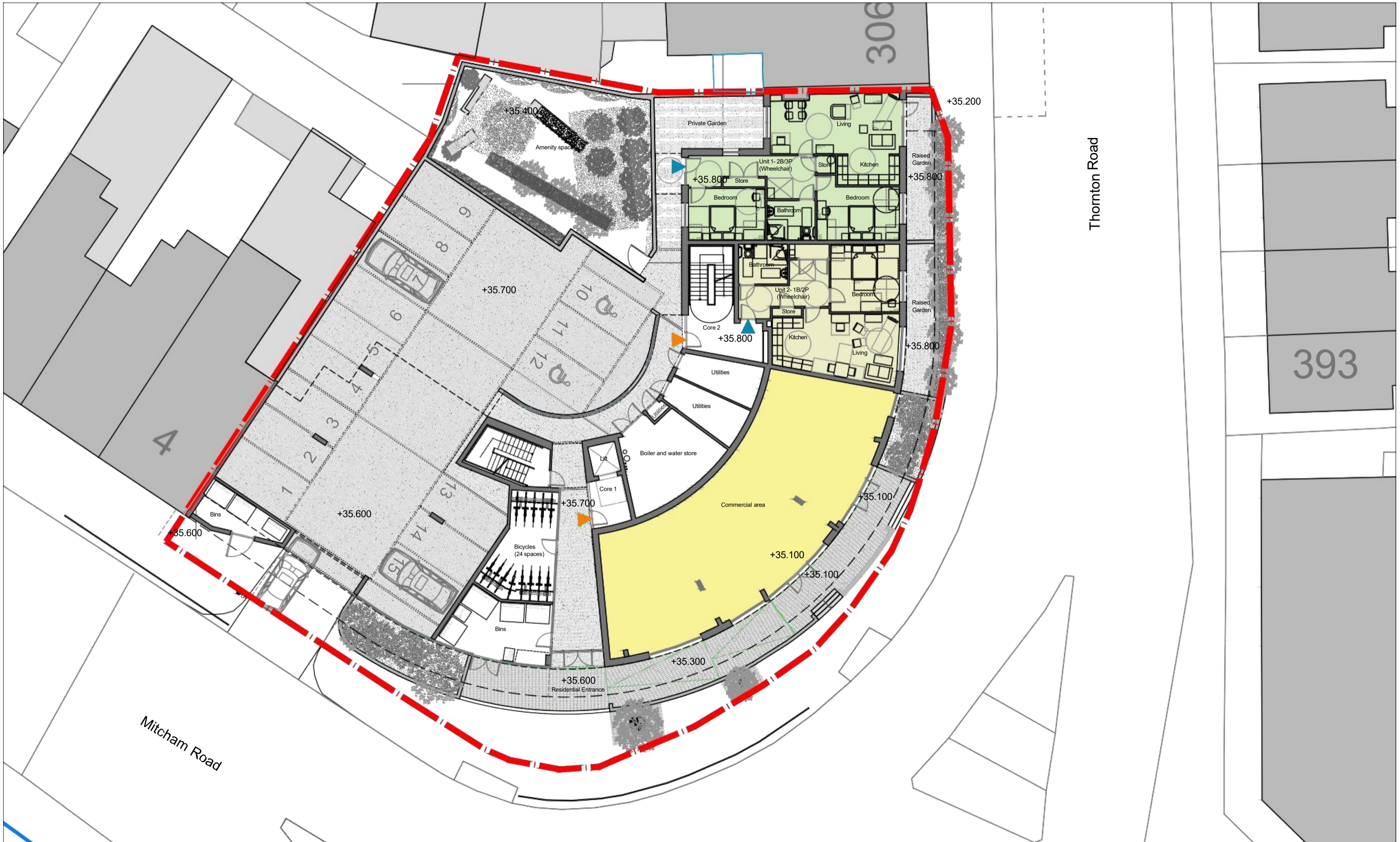
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notes
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- drawing notes
- Site Boundary
 - Entrance to communal cores
 - Entrance to individual units
 - Commercial Floor Area
 - 1 Bed Flat
 - 2 Bed Flat
 - 3 Bed Flat



REV	BY	CHKD	DATE	AMENDMENT DETAILS


project
 Lombard House Car Park
 Mitcham Road
 Croydon, Surrey
 client
 Workspace Group

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drawing title
Ground Floor Plan

PLANNING
 scale 1:100@A1 drawn by APB checked by FBM date 23.10.12
 project status revision
 DRAWING NUMBER **640** | **P** | **005** |