

Freehold Town Centre Restaurant and Residential Investment For Sale 57-59 South End Croydon Surrey CR0 1BF



t 01923 230414

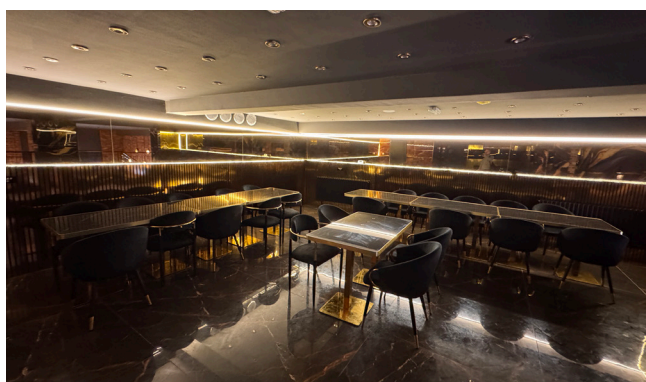
One Wellstones Watford Hertfordshire WD17 2AE

e admin@warrantgroup.net

www.warrantgroup.net

Investment Summary

- Ground and First Floors let to RSR Co Ltd T/A Butt Karahi on a new 15 year lease at a rent of £65,000 per annum exclusive
- 2No. self contained flats at second floor, recently converted to a high standard and which are currently vacant.
- Estimated Rental Value of £102,200 per annum
- A Purchase Price of £1,550,000 plus VAT would reflect an attractive Net Initial Yield of approximately 6.21% based on the ERV.



Location

Croydon is located approximately 13 miles south of Central London, 7 miles south west of Bromley and 5 miles east of Sutton. The M25 is 12 miles to the south and is accessed via the A23 which becomes the M23 motorway and joins the M25 at Junction 7.

The town has a population of 52,104 persons and benefits from excellent rail communications with frequent services to Central London in approximately 18 minutes from East Croydon to Victoria and 12 minutes from West Croydon to London Bridge. East Croydon station is part of the Thameslink line which provides a cross London service between Bedford and Brighton. Gatwick Airport is approximately 30 miles south via the M23. Croydon is the largest office centre in the South East of England outside Central London.

Situation

The property is situated to the south of the town's prime retail core on South End (A235), the major route into the town centre from the south. The property is situated within an established restaurant and bar area, with a mixture of local traders. There are several pubs and restaurants close by.

The town's main A3/A4 restaurant/bar area is approximately 10 minutes walk to the north of the property, just to the south of the prime pedestrianised retail section on North End. Operators represented in this section of the town centre include **NANDOS**, **REFLEX** and **TIGER TIGER**. There is also a Vue multiplex cinema.





Description

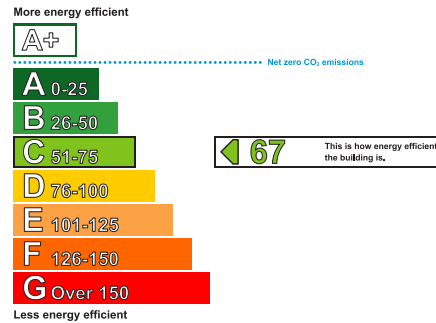
The property is a modern three-storey building built in the early 1960's being of brick construction under a flat roof. In 2001 a new two-storey extension was added to the front of the building.

Town Planning

Planning Permission was granted on 26th March 2024 for the conversion of the second floor into two self-contained flats, comprising a two room, kitchen and bathroom/wc and a three room, kitchen and bathroom/wc.

Energy Performance

The Commercial Energy Performance Certificate for the Restaurant Premises is summarised as follows: -



The Residential Energy Performance Certificate for the 2No. Flats currently subject to conversion have yet to be concluded.

Rateable Value

The Rateable Value for the Restaurant has yet to be confirmed following the seperation and conversion of the second floor into two self-contained flats.

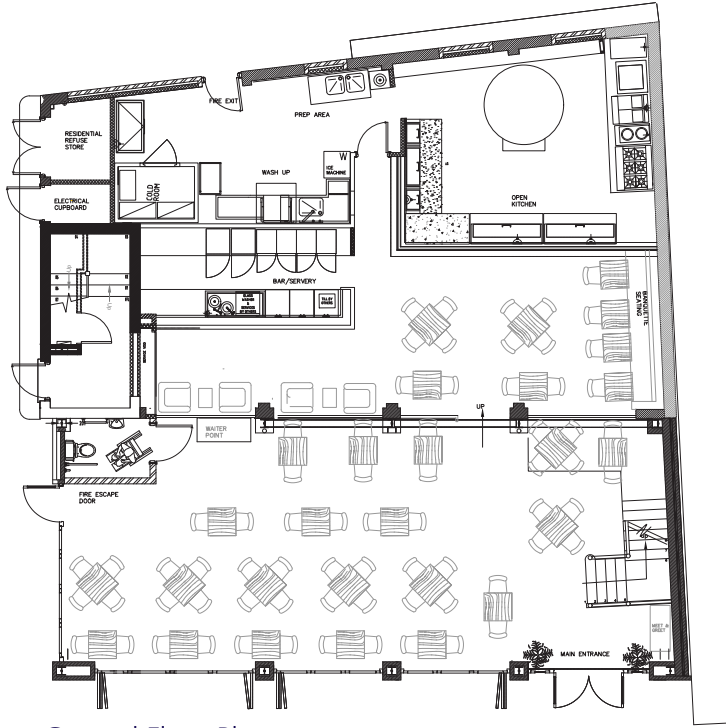
Council Tax Banding

The residential flats have yet to be assessed for Council Tax Banding.

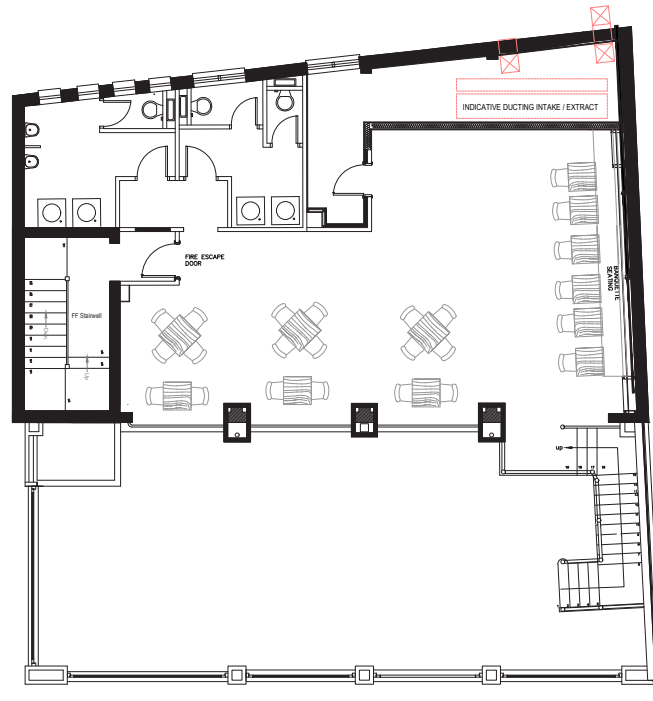
	Accommodation			Lease Terms	Rent Review/ Expiry	Rent Passing Per Annum	ERV Per Annum
Restaurant	Ground Floor First Floor	2,874 ft ² 1,118 ft ²	267.10 m ² 103.90 m ²	Let to RSR Co Ltd (T/A Butt Karahi) on an effectively full repairing and insuring lease for a term of 15 years from 24th January 2025 subject to five yearly upward only rent reviews. A deposit of £39,000.00 is held.	January 2030	£65,000	£65,000
Sub-Total		3,992 ft²	371.00 m²			£65,000	£65,000

	Accommodation			Lease Terms	Rent Review/ Expiry	Rent Passing Per Annum	ERV Per Annum
57a (Flat 1)	Second Floor 2rm/k&b/wc	453 ft ²	42.15 m ²	<i>Vacant to Let.</i>	-	£0.00	£17,100
57b (Flat 2)	Second Floor 3rm/k&b/wc	748 ft ²	69.57 m ²	<i>Vacant to Let.</i>	-	£0.00	£20,100
Sub-Total		1,202 ft²	111.72 m²			£0.00	£37,200

TOTAL		5,194 ft²	482.72 m²			£65,000	£102,200



Ground Floor Plan

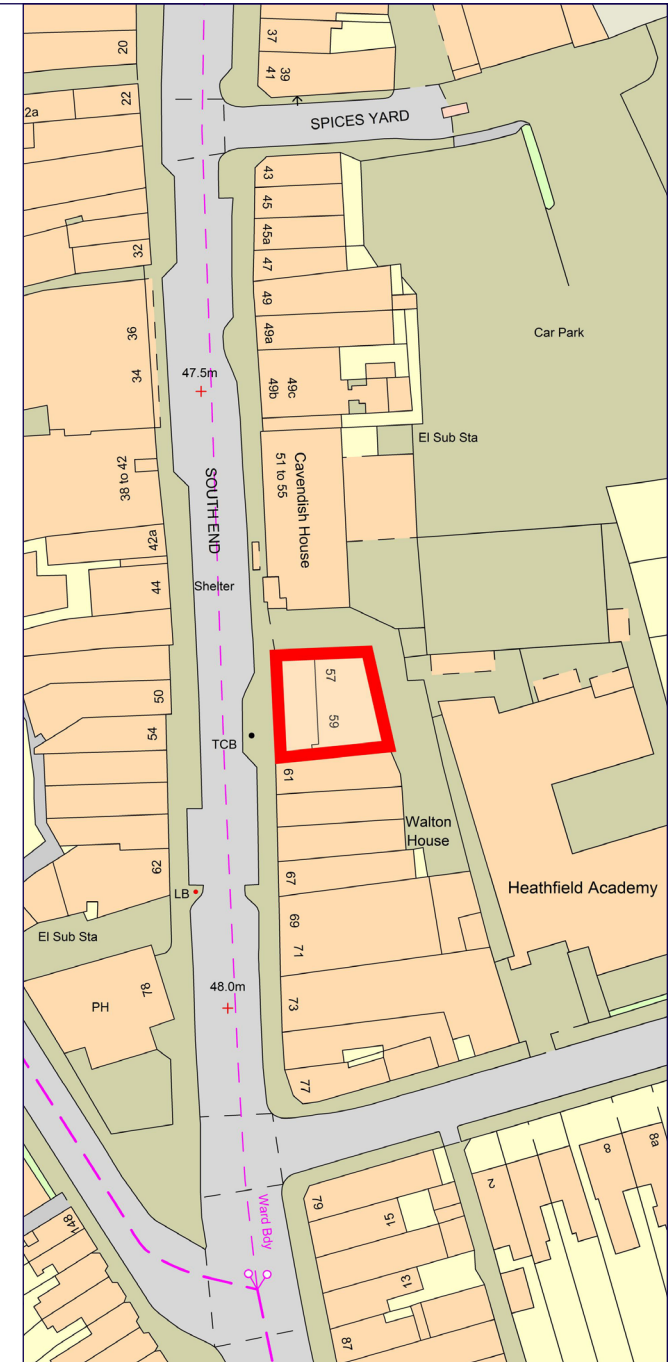


First Floor Plan



Second Floor Plan

Not to Scale



Tenure

Freehold

Price

Offers of **£1,550,000** (One Million and Five Hundred and Fifty Thousand Pounds) subject to contract for the freehold interest in the entire property, which reflects an attractive initial yield (based on the ERV) of approximately 6.21% after deducting normal purchasers costs.

Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the Purchase Price. As the Property is tenanted, then subject to the purchaser also being registered for VAT, the sale can be treated as a sale of a going concern (TOGC)

Stamp Duty

At the purchase price, the amount of SDLT payable has been calculated at approximately £63,750

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners Agents: -

Warrant Properties Limited

One Wellstones Watford WD17 2AE

Telephone: 01923 230414

Email: admin@warrantgroup.net

Estate Agents Act 1979

In accordance with the requirements of the Estate Agents Act 1979, a Director of Warrant Properties Limited has an interest in the company that owns the freehold interest of the property.

Anti Money Laundering

In order to comply with current anti money laundering regulations, the Owners will require certain information from the successful purchaser. In submitting an offer, the purchaser agrees to provide such information when terms are agreed.

October 2025

Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Warrant Properties Limited has any authority to make or give any representations or warranty whatever in relation to these properties or the details, nor enter into any contract relating to the property on behalf of Warrant Properties Limited. No responsibility can be accepted for any expenses incurred by parties inspecting properties.

