



8% YIELD

BLOCK A, ANCHOR BUSINESS PARK, 102 BEDDINGTON LANE, CROYDON, CR0 4YX
INDUSTRIAL INVESTMENT PRODUCING £275,600 PER ANNUM FOR SALE



Key Features

- 4 modern industrial units for sale in Croydon
- Units constructed in 2021
- Producing £275,600 per annum
- Approx. 20,000 square feet combined
- Located in a well-established business park
- Long leasehold (993 years unexpired)
- Offers in excess of £3,450,000 (8% gross yield)



Description

Block A of Anchor Business Park forms part of a recently constructed industrial development, completed in 2021. The property is of modern construction, built with red brick elevations and steel truss roofing.

The surrounding area is home to a range of national and local occupiers, including DPD, Amazon, Royal Mail, and IKEA.

The property comprises four industrial units, all fully let to four separate tenants:

Units 1 & 2 are let to Saveways Wholesale Limited, a halal supermarket and Croydon's largest halal food wholesaler. Further information can be found at: www.savewayswholesale.co.uk

Unit 3 is let to Smack Hamburgers, a halal-focused fast food chain with nine active locations. The unit serves as their central kitchen and distribution hub. More details are available at: www.smackshamburgers.co.uk

Unit 4 (Ground Floor) is let to MM AV Limited, specialists in audio-visual production for events. See: mmav.co.uk.

Unit 4 (First Floor) is let to Salvation Ministries as office accommodation. Further information about this community organisation is available at: smhos.org

Build Warranty Certificates available upon request.

Tenant	Internal Area (sqft)	Lease Start	Lease Expiry	Next Break	Next Rent Review	Passing Rent (pa)
Saveways Wholesale Ltd	10,586	30.06.2024	30.06.2039	N/A	30.07.2029	£140,000 (£13pqft)
Smack Hamburgers Franchise Ltd	4,563	01.12.2023	15.11.2030	N/A	01.12.2028	£60,000 (£13pqft)
MM AV Ltd	2,196	23.09.2025	22.09.2040	23.09.2035	23.09.2030	£42,000 (£19pqft)
Salvation Ministries (Home of Success)	2,396	12.11.2025	11.11.2030	N/A	N/A	£33,600 (£14pqft)
Total	19,741	-	-	-	-	£275,600

* A copy of each of the tenant's leases are available upon request



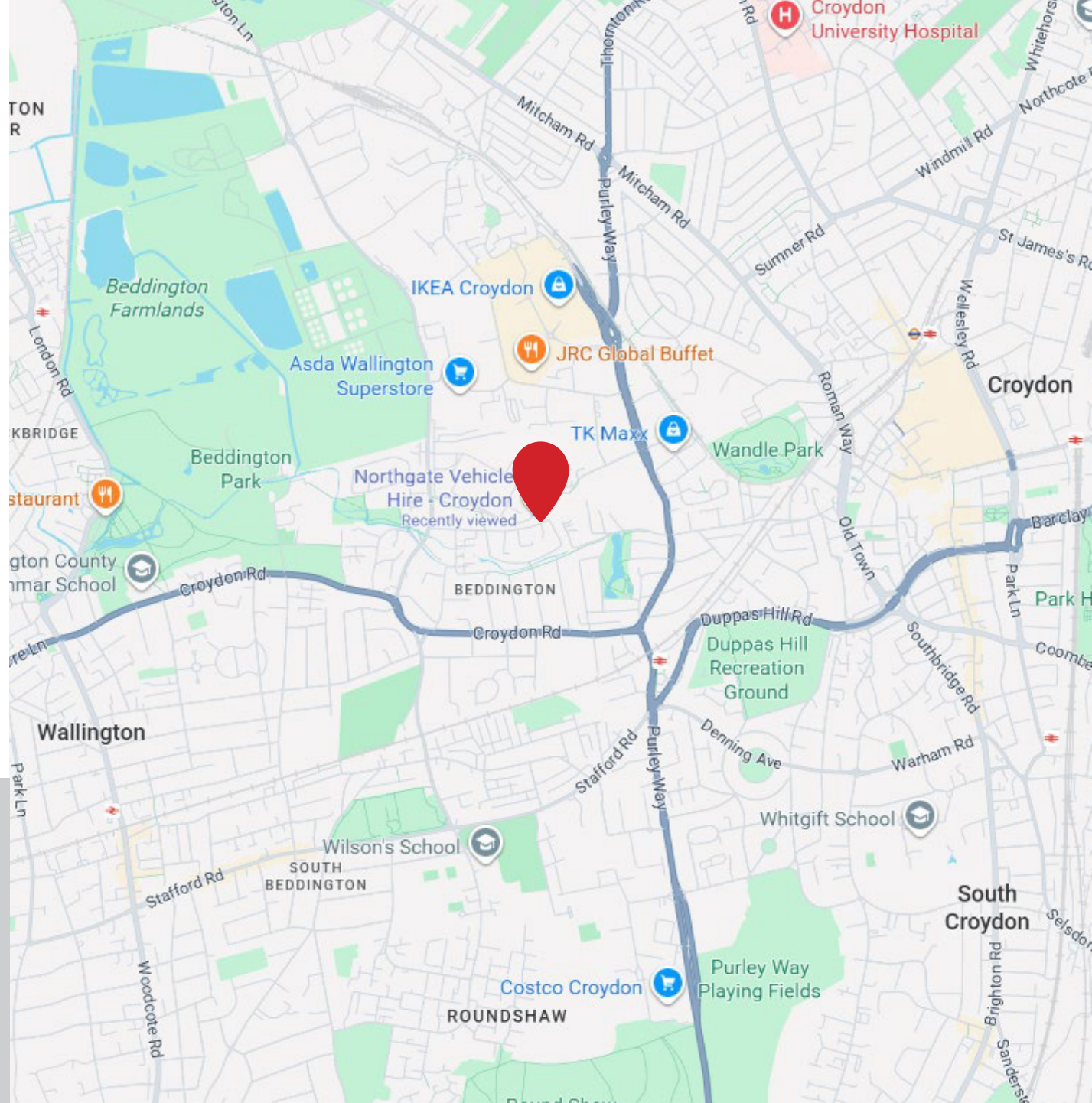


Location

Beddington is a well-established commercial location within the London Borough of Croydon, approximately 10 miles south of Central London. Positioned close to Croydon Town Centre and neighbouring Wallington, Hackbridge and Purley, the area benefits from a strong local workforce and an established industrial and trade presence along Beddington Lane.

The property is well served by public transport. Hackbridge railway station and Waddon railway station provide regular services to London Victoria (approx. 28 minutes) and London Bridge (approx. 23 minutes). West Croydon railway station, around 1.8 miles away, offers additional mainline and Overground connections.

Road links are excellent, with the A232 and A23 providing direct access to Croydon and Central London, as well as south towards Gatwick Airport. Junction 7 of the M25 is easily accessible, connecting to the wider motorway network.



London Victoria
c28 mins



London Blackfriars
c35 mins



London Bridge
c45 mins



London St Pancras
c50 mins

Further Information

Price Offers in Excess of £3,450,000 are invited for the remainder of the virtual freehold (993-year lease) with the benefit of the existing leases and income.

VAT We understand that VAT is applicable on the sale.

Viewings All viewings are strictly prior appointment with Acorn's Commercial, Investment and Development division.

Available On Request Copies of the following documents are available upon request:

- Energy Performance Certificates
- Copies of commercial lease agreements
- Floor Plans
- Gas Safety Certificates
- EICR Certificates



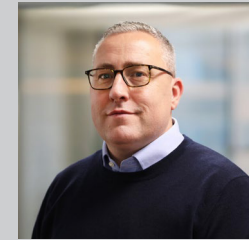
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