



INDUSTRIAL INVESTMENT FOR SALE

HS EDWARDS
HUGGINS STUART

Units 3 & 4 102 Beddington Lane Croydon CR0 4YX
OIRO £2,000,000

**Units 3 & 4, 102 Beddington Lane,
Croydon, CR0 4YX**

FOR SALE

9,155 sqft (850.56 sqm) approx.

DESCRIPTION

Rare industrial Investment opportunity on Beddington Lane. The properties were constructed in 2021 and both have since been let on 15 year FRI leases producing an income of £120,000 per annum. The properties are of brickwork construction with a steel trussed roof providing ground floor warehouse space with replicated first floors. Each unit benefits from roller shutters, 3-phase electricity and onsite car parking.

Unit 3	4,557 sqft	423.36 sqm
Unit 4	4,598 sqft	427.20 sqm

TENURE & PRICE

999 year long leasehold interest from 30.08.2019. Approx 995 years unexpired. Offers invited in the region of £2m.

LOCATION

Situated on the East side of Beddington Lane at its Southern End. Notable nearby occupiers include Wickes, Asda, CPI Books and Boyden Tiles. The A23 is close by connecting Croydon with Central London, Brighton and the M23.

LEASES

Unit 3: Let to Smacks Burgers on a 15 year FRI Lease Inside the Landlord & Tenant Act from 10th May 2022 at £60,000 pax. Lease includes tenant break options at the 5th & 10th year anniversaries and there are 5 yearly upward only rent reviews.

Smacks burgers are a fast food chain with 9 active locations. The unit is used as their main kitchen and distribution hub.

<https://smackshamburgers.co.uk/>

Unit 4: Let to Rush Athletics on a 15 year FRI Lease Inside the Landlord & Tenant Act from 10th May 2022 at £60,000 pax. Lease includes tenant break options at the 5th & 10th Year anniversaries and there are 5 yearly upward only reviews.

Rush Athletics are a fitness and lifestyle business focusing on skipping ropes. The unit is their social hub where they also offer exercise classes.

<https://www.rushathletics.co.uk/>

RATEABLE VALUES & EPCs

Unit 3: £44,250 from April 2023. EPC rating: C-55

Unit 4: £52,500 from April 2023. EPC rating: C-55

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
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DATE

March 2023

FOLIO NUMBER

30049

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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