

2/8 Park Lane • 29/31 Park Street • Croydon CR0 1JA



Description

The property comprises two retail/leisure units over ground and first floor. The property is of a modern construction built in 2000 by Galliard Homes. The units benefit from a triple-fronted glass façade with partial brick elevations. The two units both occupy two floors from street level (including a mezzanine level) and basement.

Internally the units have an open plan trading area with trade kitchen, storage, mechanical cellar service lift, male, female, and disabled WCs. The first floor comprises some trading areas as well as a self-contained bedsit with bathroom and a flat with double bedroom, lounge and bathroom for the bar/restaurant manager. This is however currently used as training space for the commercial tenant.

There are 13 residential flats above the units with separate access, which do not form part demise.

To the rear of the ground floor service area is an enclosed yard with secure access to Park Street and the first floor residential unit. The flat roof area over the ground floor also houses the external plant equipment.



Accommodation

Following an extensive refurbishment, the Stonegate Pub Company has rebranded 'Bar 10' to the more popular 'Slug and Lettuce' format, this coincided with the tenant entering into a 10 year reversionary lease. This demonstrates the strength of the location as a leisure destination and the tenant's long term commitment to the property.

Floor	sq ft	sq m
Unit 1 Slug & Lettuce Pub	8,785	816.1
Unit 2 Wagamama Ltd	9,720	902.9
Total	18,505	1,719.0

Tenure

The property is held Long Leasehold for a term of 125 years from 29 September 1997 at a peppercorn rent. The flats above the commercial units are held within the leasehold demise and have been sold off on long leases.

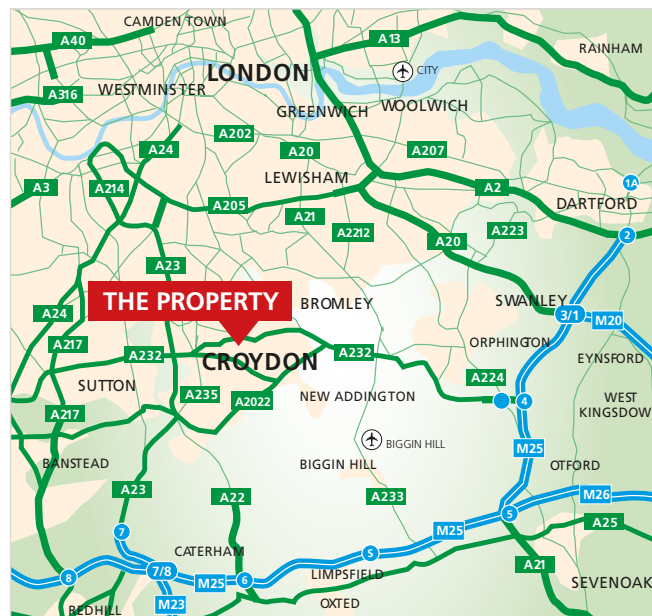
Rental Income

The property is let to two tenants producing a total rental income of £240,000 per annum. The average weighted lease term is 20.2 years to expiry.

Covenant Information

Stonegate Pub Company is the largest privately held managed pub operator in the UK. It trades in some 560 locations under a multitude of brands including the Yates's Slug & Lettuce brand. The subject property trades under 'The Slug and Lettuce' brand. Stonegate is owned by TDR Capital who have currently manage funds of circa 2.6 billion euros.

Wagamama is a restaurant chain, serving pan-Asian food in the style of modern Japanese Ramen bar. The chain currently operates 105 restaurants, with 66 across the UK, and a further 39 branches overseas in Ireland, the Netherlands, Turkey, Australia, Kuwait, the U.A.E., Belgium, Malta, New Zealand, Switzerland, Egypt, Cyprus, Denmark, Greece, Sweden and the United States.



Location

Croydon is a large town in south London 9.5 miles south of Charing Cross. It is identified in the London Plan as one of 11 metropolitan centres in Greater London. Croydon lies on a transport corridor between central London and the south coast of England, to the north of two gaps in the North Downs, one followed by the A23 Brighton Road through Purley and Merstham and the main railway line and the other by the A22 from Purley to the M25 Godstone interchange.

Croydon Vision 2020 is a regeneration programme brought forward by the local authority to transform the centre of Croydon by the year 2020. The programme seeks to dramatically change the urban landscape of Croydon and promote it as a hub of living, retailing, culture and business. A plethora of private developers have responded to this initiative on a large scale and currently £3.5 billion has been committed to consented and proposed development projects with more in the pipeline.

Westfield and Hammerson have signed a £1bn deal to regenerate shopping centres in Croydon which will enhance the local area and create 5,000 new jobs. The developers entered into a 50/50 joint venture to transform Croydon's Whitgift and Centrale shopping centres at the start of 2013. Depending on the planning process, building work is expected to start in 2015.

A scheme known as The Croydon Gateway (Ruskin Square) has been prepared by developer Stanhope, and their financial backers, Schroders. The scheme includes 560 homes and office buildings, a new Warehouse Theatre and an urban park. The scheme design will comprise a 29-storey tower block which will front on to George Street, next to East Croydon Station.

Both schemes are seen as groundbreaking progress for Croydon and South London as a whole.

The Mayor of London, Boris Johnson, has said he would support Croydon being granted city status and announced £23m of additional funding to help redevelop the town at the 'Develop Croydon' Conference in November 2011. Several luxury Docklands style apartment developments have been built in recent years, and several more are being built or planned. Saffron Square, which will include an iconic 45-storey tower, is under construction, and other developments with towers over 50 floors high have been given planning approval.

Situation

The property is situated on the junction of Park Street and Park Lane – one of the main thoroughfares from North End to East Croydon Station. The proposed Croydon Gateway scheme (now known as Ruskin Square) is 100 metres from the subject property, adjacent to east Croydon Station.