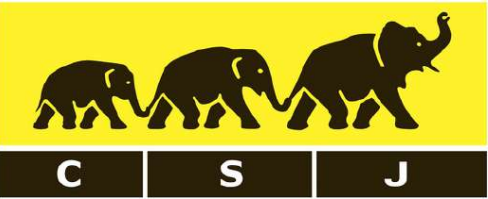
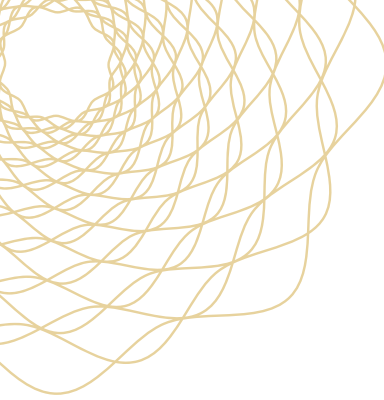


FOR SALE
SOUTH LONDON / SURREY PORTFOLIO

Available as a whole or individual lots

Development Potential STP



Portfolio at a glance

Asset	Address	Accommodation	Approx. area
Bakery production facility	21–29 Sandringham Road, Thornton Heath, CR7 7AX	Two-storey bakery, offices, stores and loading yard	1,893.55 sq m / 20,382 sq ft
Warehouse / storage	2–4 Sandringham Road, Thornton Heath, CR7 7AX	Single-storey warehouse, stores and forecourt	631.22 sq m / 6,794 sq ft
Mixed-use freehold	502 London Road, Thornton Heath, CR7 7HQ	Ground-floor retail, rear store/delivery bay and two 1-bed flats	208.64 sq m / 2,246 sq ft*
Retail freehold	223 Chipstead Valley Road, Coulsdon, CR5 3BR	Shop, external WC and rear garage	71.97 sq m / 775 sq ft
Retail freehold	92 High Street, Banstead, SM7 2NN	Ground-floor retail	76.34 sq m / 822 sq ft
Long-leasehold retail	299 Lower Addiscombe Road, Addiscombe, CRO 6RD	Ground-floor retail, staff room and WC	81.41 sq m / 876 sq ft

*Includes ground floor, both flats and communal stairwell.

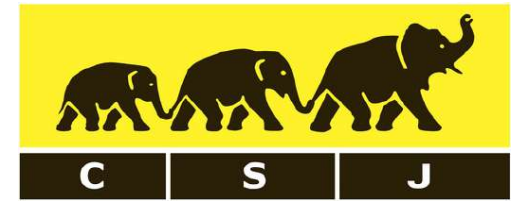
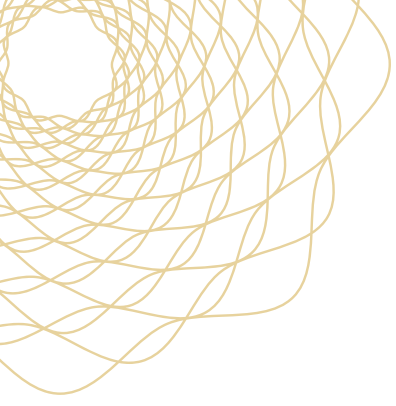
Investment & Owner-Occupier Opportunity

An opportunity to acquire a diverse commercial property portfolio across South London and Surrey.

The portfolio comprises a substantial bakery production facility, warehouse/storage accommodation, a mixed-use commercial and residential asset, and three retail properties

The portfolio includes six properties across Thornton Heath, Coulsdon, Addiscombe and Banstead.

Assets may be acquired as a whole, or the vendor will consider sales of individual properties



21-29 Sandringham Road, Thornton Heath, CR7 7AX

A substantial two-storey former bakery production and distribution facility extending to approximately **1,893.55 sq m (20,382 sq ft) GIA**

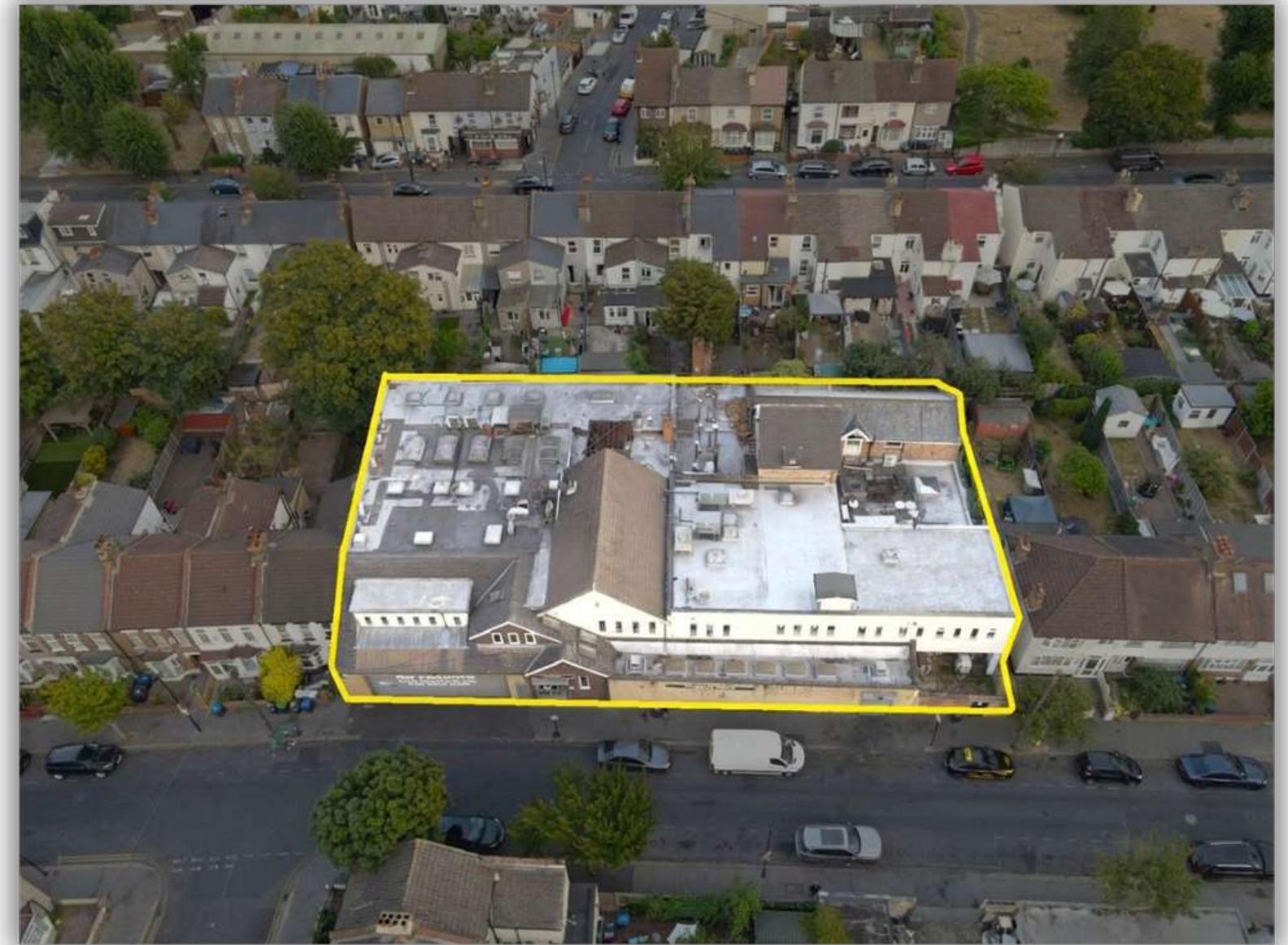
The property incorporates integral loading accommodation to the front and has been configured for food production, storage, assembly and administration.

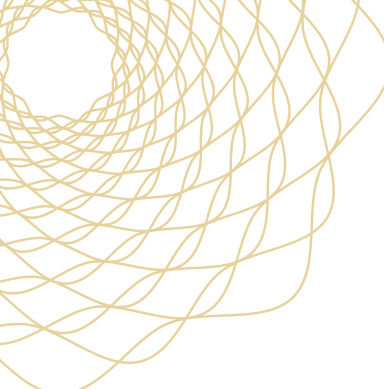
The ground floor includes an open delivery bay, kitchen preparation areas, stores, ovens, fridges, freezers and a flour vault.

The first floor provides offices, WCs, changing rooms, canteen accommodation, cake room, assembly-line kitchen areas and refrigerated storage.

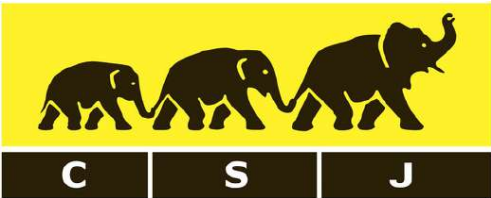
Key Features

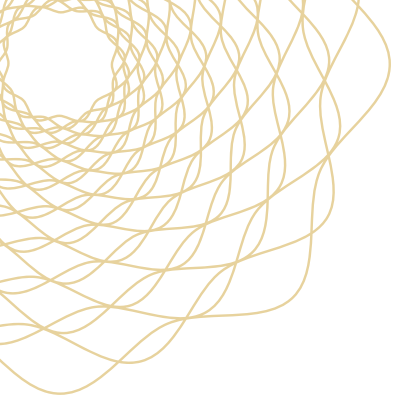
- Substantial owner-occupier, production, storage and distribution opportunity
- Approximately 20,382 sq ft over ground and first floors
- Integral front loading/yard area used for delivery vehicles
- Established Thornton Heath location, approx 0.4 miles from Thornton Heath station
- Freehold interest
- Potential for refurbishment, reconfiguration or redevelopment, subject to planning and all necessary consents





21-29 Sandringham Road, Thornton Heath, CR7 7AX





2–4 Sandringham Road, Thornton Heath, CR7 7AX

A single-storey warehouse and storage facility extending to approximately **631.22 sq m (6,794 sq ft)**, with a level forecourt used for storage and distribution.

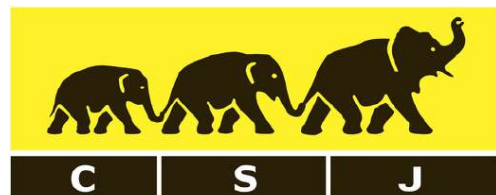
The property is located in an established residential area with some light-industrial and commercial activity.

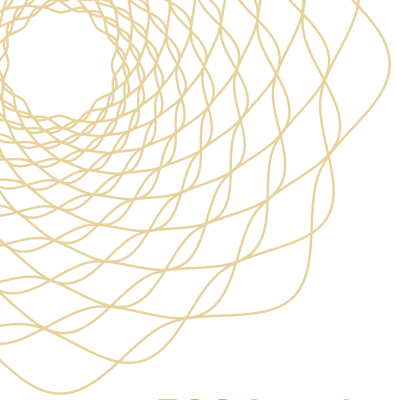
The building provides a mixture of warehouse and store accommodation, WCs and ancillary areas. It also benefits from forecourt parking for several vehicles and a parcel of land to the rear. The property is in a dilapidated condition.

Site approx 0.10 hectares (0.246 acres) giving a built coverage of approximately 62%

Key Features

- Approximately 6,794 sq ft warehouse/storage accommodation
- Level forecourt suitable for vehicle parking, loading or open storage,
- Plot of land to rear
- Opposite main 21–29 Sandringham Road production facility
- Potential refurbishment and redevelopment angle, STP and purchaser investigations
- Freehold





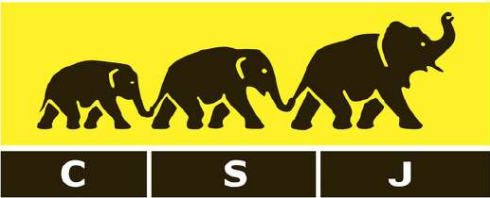
502 London Road, Thornton Heath, CR7 7HQ

A prominent three-storey mixed-use freehold positioned on London Road, close to Croydon University Hospital. The property comprises a ground-floor retail unit with rear vehicular access and garage/store accommodation, together with two self-contained one-bedroom flats above.

The retail accommodation extends to approximately **92.82 sq m (999 sq ft)**. The upper parts comprise two one-bedroom flats of approximately **45.64 sq m (491 sq ft)** and **46.78 sq m (504 sq ft)**, respectively, plus a communal stairwell.

Key Features

- Mixed commercial and residential income / owner-occupier potential
- Busy main-road frontage and corner prominence
- Rear vehicle access via roller-shutter door
- Two self-contained one-bedroom flats
- Freehold interest
- Close proximity to Croydon University Hospital



Element	Approx. area
Ground-floor retail	92.82 sq m / 999 sq ft
First-floor flat	45.64 sq m / 491 sq ft
Second-floor flat	46.78 sq m / 504 sq ft
Communal stairwell	23.40 sq m / 252 sq ft



223 Chipstead Valley Road, Coulsdon, CR5 3BR

A freehold ground-floor retail property in a residential suburb of Coulsdon, with a rear garage and external WC.

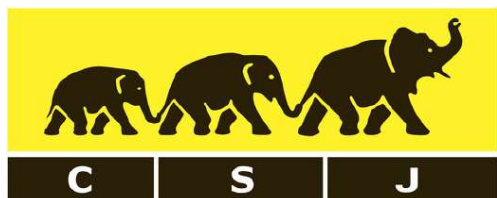
The shop extends to approximately **35.40 sq m (381 sq ft)**, with a rear garage of approximately 36.57 sq m (394 sq ft), providing a total of approximately **71.97 sq m (775 sq ft)**.

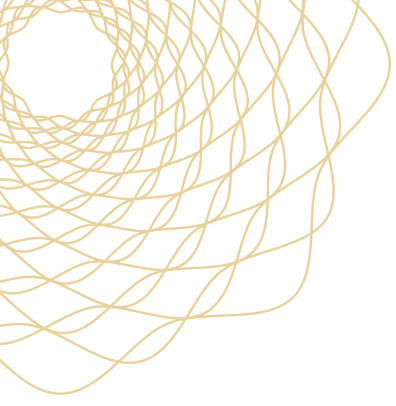
The property is within walking distance of Woodmansterne railway station and benefits from rear access.

Residential upper parts have been sold off on long lease of 125 years

Key Features

- Freehold retail and garage asset
- Approximately 775 sq ft in total
- Rear garage and external WC
- Approximately 150 metres from Woodmansterne station
- Suitable for local owner-occupiers, investors or alternative-use consideration, subject to consent





92 High Street, Banstead, SM7 2NN

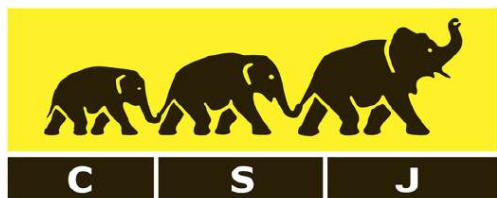
A ground-floor retail property in Banstead High Street, situated near the town's principal retail area.

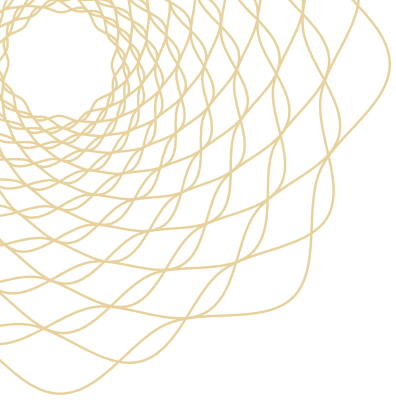
The shop extends to approximately **76.34 sq m (822 sq ft)** and includes a staff room/kitchenette and WC.

Residential upper parts sold off on a long lease

Key Features

- Retail asset on Banstead High Street
- Approximately 822 sq ft
- Freehold interest, subject to the existing long lease of the residential upper parts
- Close to established High Street retailers and amenities





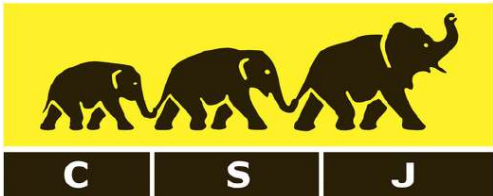
299 Lower Addiscombe Road, Addiscombe, CR0 6RD

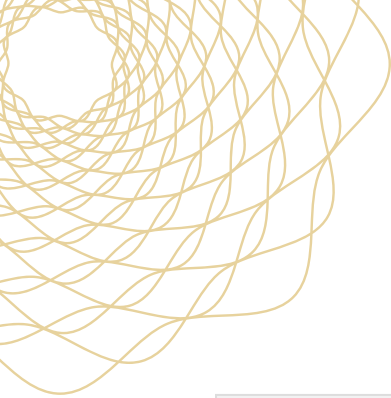
A ground-floor retail unit within an established suburban parade on Lower Addiscombe Road. The property extends to approximately **81.41 sq m (876 sq ft)** and provides retail accommodation, a staff room and WC, with rear hardstanding/access.

The interest is understood to be held on a 999-year lease from 24 June 2011. Legal title, lease terms, service-charge liability and all other tenure matters should be independently verified.

Key Features

- Approximately 876 sq ft retail accommodation
- Established suburban retail location
- Front short-stay parking and outside seating area nearby
- Rear hardstanding/access
- Long leasehold interest
- Tram connectivity within walking distance, linking towards East Croydon

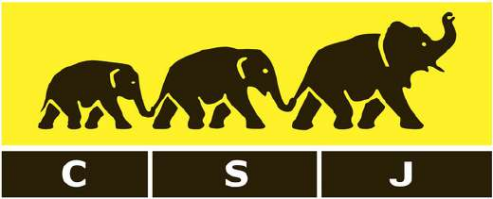
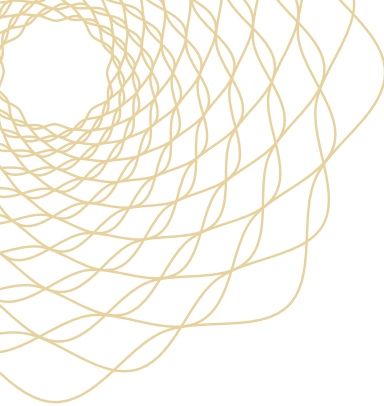




Tenancies & income

Asset	Address	Type	Approx. area	Current rent PA	Estimate rent PA	Lease term
Bakery production facility	21–29 Sandringham Road, Thornton Heath, CR7 7AX	Industrial	1,893.55 sq m / 20,382 sq ft	Vacant	£235,000	
Warehouse / storage	2–4 Sandringham Road, Thornton Heath, CR7 7AX	Single-storey warehouse, stores and forecourt	631.22 sq m / 6,794 sq ft	Vacant	£70,000	
Mixed-use freehold	502 London Road, Thornton Heath, CR7 7HQ	Ground-floor retail, rear store/delivery bay and two 1-bed flats	208.64 sq m / 2,246 sq ft*	£52,800	£56,200	30 Jan 2024–29 Jan 2029
Retail freehold	223 Chipstead Valley Road, Coulsdon, CR5 3BR	Shop, external WC and rear garage	71.97 sq m / 775 sq ft	£9,500	£12,500	30 Jan 2024–29 Jan 2029
Retail freehold	92 High Street, Banstead, SM7 2NN	Ground-floor retail	76.34 sq m / 822 sq ft	£28,500	£30,000	30 Jan 2024–29 Jan 2029
Long-leasehold retail	299 Lower Addiscombe Road, Addiscombe, CRO 6RD	Ground-floor retail, staff room and WC	81.41 sq m / 876 sq ft	£25,000	£25,000	30 Jan 2024–29 Jan 2029
					£428,700	

*Includes ground floor, both flats and communal stairwell.



Considerations

The portfolio combines a substantial operational production facility with warehouse/storage accommodation, mixed-use residential and commercial property, and three smaller retail assets across a range of South London and Surrey locations.

Disposal

The vendor will consider a sale of the portfolio as a whole or individual lot sales. This provides scope for owner-occupiers, investors, asset managers and developers to pursue the assets most suited to their strategy.

Several assets may offer opportunities for refurbishment, reconfiguration, reletting or alternative-use/redevelopment consideration, in each case subject to planning, title, technical due diligence and all statutory consents.

The Terms

Offers in excess of £4,800,000 are invited
For individual lots all offers are invited

VAT

To be confirmed

Viewings

Contact sole agents Christopher St James 020 8545 0591

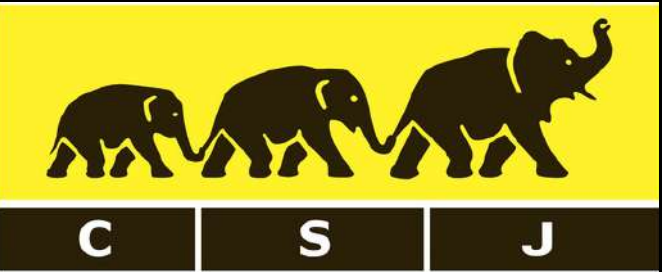


EPC to follow

Contact Sole Agents
Christopher St James

020 8296 1270
developments@csj.eu.com
www.csj.eu.com

EPC to follow



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2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.