

CROYDON

1-3 NORTH END



Prime High Street Retail Investment



INVESTMENT CONSIDERATIONS

- Prime High Street retail investment
- Prominent corner position benefitting from a dual frontage onto North End and Crown Hill
- Croydon is London's largest Borough and one of the largest financial centres in the South East
- Ideally situated directly opposite the planned town centre development of the Whitgift Centre.
- Let to the undoubted covenant of Barclays Bank PLC
- 3.8 years unexpired
- Freehold

Income

£482,500 per annum

Offers in excess of

£5,850,000

Net Initial Yield

7.75%





A236 Roman Way

West Croydon Station

Centrale Shopping Centre

Whitgift Centre

1-3 NORTH END

North End

Crown Hill

East Croydon Station



LOCATION

The town of Croydon is located 10 miles south of central London and 8 miles north of Junction 7 on the M25 motorway. Croydon is London's largest Borough and one of the largest commercial and financial centres in the South East outside of London.

The town benefits from excellent communications as it lies on a unique transport corridor between central London and the south coast of England, with connections to major international transport hubs such as London Heathrow, London Gatwick and Kings Cross St Pancras.

There are three mainline stations within Croydon (East Croydon, West Croydon and South Croydon), which offer regular services to London Victoria and London Bridge with a fastest journey time of 16 minutes and 13 minutes respectively. This is further supported by 20 bus routes operating to and from Central London and the Croydon Tramlink.

Croydon is served by a comprehensive road network, with the A23 providing direct access to Central London and the national motorway network via the M25.



DEMOGRAPHICS

Croydon is one of the leading retail centres in the UK and ranked as the 4th largest shopping destination in Greater London, outside the West End.

Croydon benefits from a primary catchment of 848,000 persons making it one of the most densely populated local authorities in England. Approximately 1.3 million live within a 6 mile radius of Croydon town centre, rising to 4.2 million within 12 miles.

RETAILING

Croydon is categorised by PAM as a Sub Regional Centre on the basis of the volume and quality of its town centre retail provision. Croydon has a primary catchment area of 848,000, significantly above the Sub Regional Centre average and ranking the town 14th out of the PROMIS Centres. Croydon's good communication links and extensive retail provision means that it draws shoppers from a wide area of south London.



Prime retailing is situated in the Whitgift Centre and North End, which is supported by the Centrale Shopping Centre.

Croydon has an estimated 2.1 million sq ft of retail floor space and is ranked 15th of the PROMIS Centres on this measure. There are two principal shopping centre, Whitgift Shopping Centre and Centrale Shopping Centre.

The Whitgift Centre opened in 1969 and underwent a major refurbishment in 1995 it comprises over 1.3 million sq ft of retail space and has an annual footfall of 28 million persons. Key retailers include Marks and Spencer, H&M and River Island. Centrale Shopping Centre re-opened in 2004 following a major refurbishment and extension, it is now Croydon's largest shopping centre.



CROYDON REGENERATION

Plans for the redevelopment of the Whitgift Centre and Centrale Shopping Centre have been reignited following the news that Unibail-Rodamco-Westfield have taken full control of the redevelopment of Croydon town centre after buying out long-term JV partner Hammerson through the purchase of Centrale Shopping Centre.

A new master plan is being developed in 2023 with the full support of the local authority which will inform a new, revised application for the town centre that will meet the future needs the town and community. The redevelopment which originally achieved planning in November 2013 looked to create a mixed-use scheme of circa 2.15 million sq ft including retail, leisure, a hotel and office accommodation.

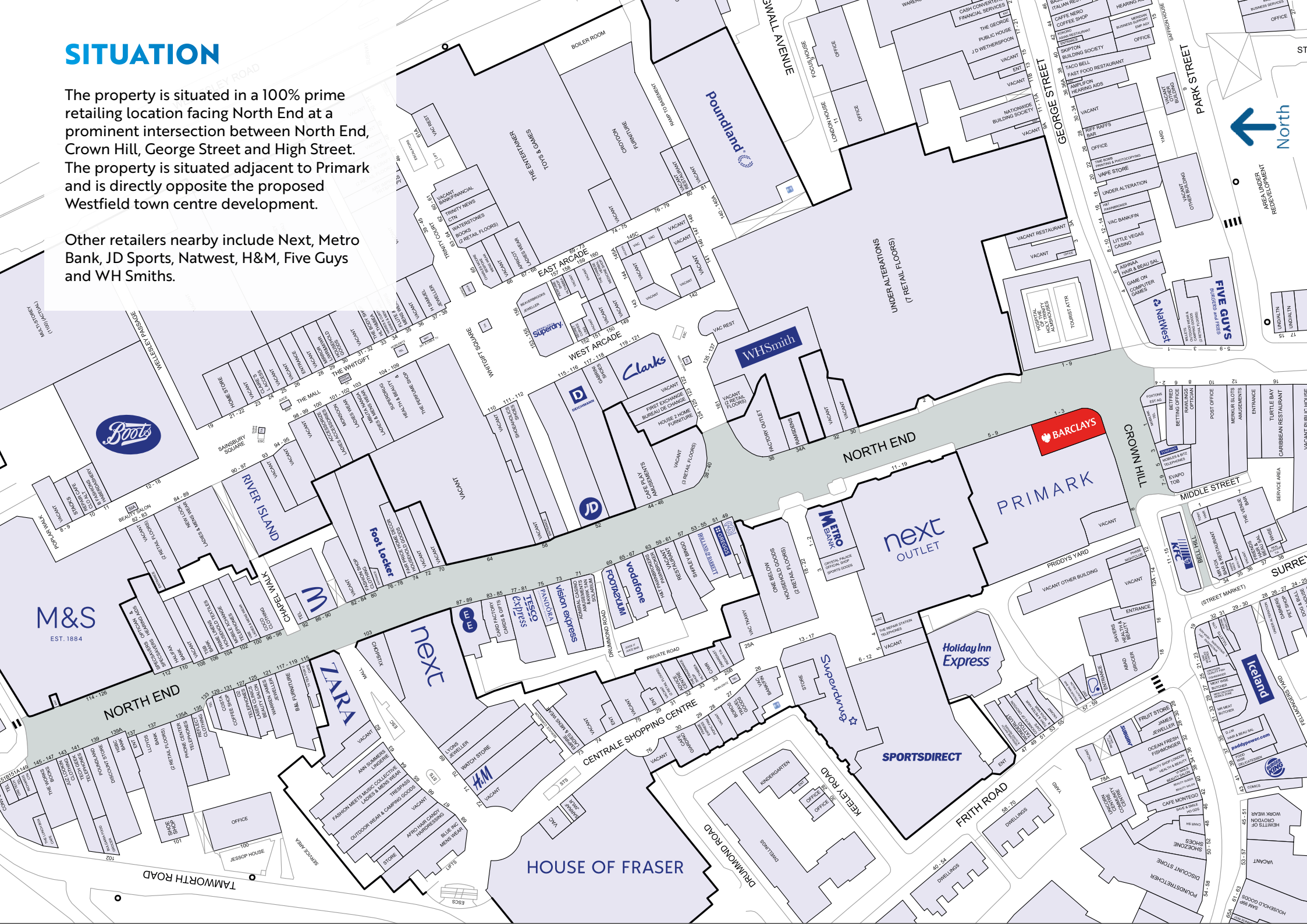


The long-term regeneration of Croydon town centre is being supported by a grant from the Mayor's Regeneration Fund of £23m, plus over £26m of match funding from Croydon Council and others through the Connected Croydon Programme. The investment focuses on improvements to Croydon's streets, squares and open spaces, and on supporting new and existing businesses. The work builds on Croydon's Opportunity Area Planning Framework which sets out a 20 year vision for Croydon's future and complements the Croydon Partnership proposals for the Whitgift Centre so that existing businesses can benefit from increased footfall in the town centre. This will put Croydon in a strong position to optimise growth and jobs, making it a place where people want to live, work, socialise and invest.

SITUATION

The property is situated in a 100% prime retailing location facing North End at a prominent intersection between North End, Crown Hill, George Street and High Street. The property is situated adjacent to Primark and is directly opposite the proposed Westfield town centre development.

Other retailers nearby include Next, Metro Bank, JD Sports, Natwest, H&M, Five Guys and WH Smiths.



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DESCRIPTION

The property comprises a corner retail unit with a prominent frontage onto the pedestrianised North End and a return frontage to Crown Hill. The property is arranged over eight floors including a basement. Barclays trade from ground to second floors with ancillary/offices on the upper floors and a vacant residential flat on the sixth floor. The premises is occupied in its entirety by Barclays Bank.

The property is of 1970s construction with reinforced concrete and steel framing and concrete inter-floor construction beneath a part pitched, part flat roof.

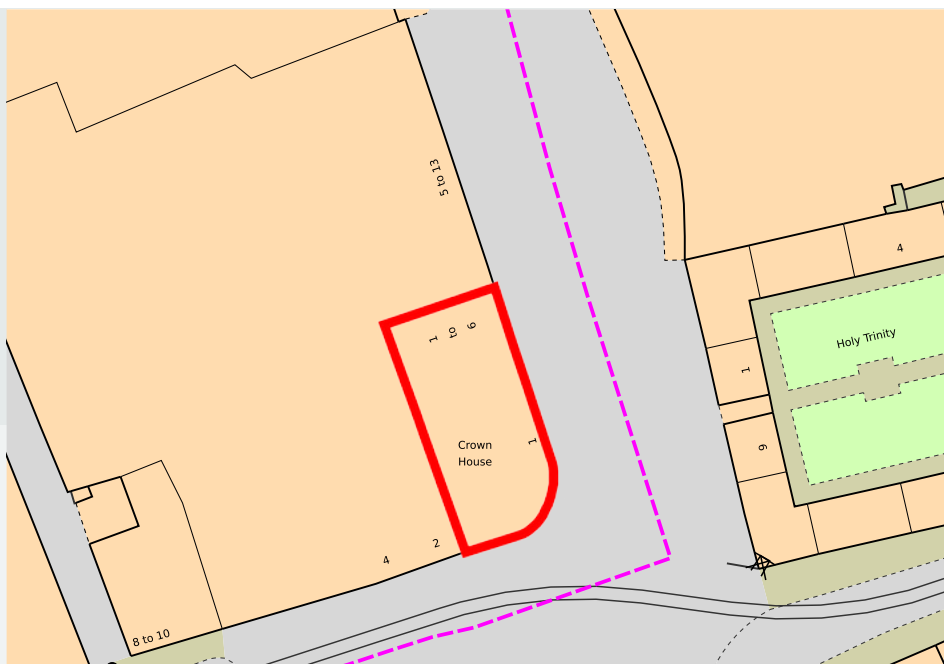
TENANCY

The entire property is let to Barclays Bank PLC on a 20 year FRI lease from 22 January 2008, expiring on 21 January 2028. The current passing rent is £482,500 per annum. The tenant had a break option on 22nd January 2023 at the end of year 15 which they chose not to action.

The lease is subject to five yearly upwards only rent reviews, the review as at 25th December 2023 is currently being negotiated

TENURE

Freehold.



ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition and provide the following Net Internal Areas:

Floor	Use	Sq M	Sq Ft
Ground	Sales	245.20	2,639
Ground	ITZA		2,063
Basement	Ancillary	142.93	1,538
1st	Sales	190.55	2,051
2nd	Sales	204.29	2,199
3rd	Office	197.20	2,123
4th	Office	207.72	2,236
5th	Office	131.35	1,414
6th	Residential	45.17	486
TOTAL		1,556.06	16,749

COVENANT

Barclays Bank PLC



Barclays Bank PLC (Company No 01026167) was founded in 1690 in London and has grown to become the UK's second largest bank. The bank is listed on the London Stock Exchange and is a constituent of the FTSE 100. The company currently operates from 39 countries and has 81,000 employees.

Barclays Bank plc have reported the following last three year's results and have a Creditsafe rating of 86/100 indicating a 'Very Low Risk' of business failure:

Year Ending	31/12/2021	31/12/2020	31/12/2019
Turnover	£20,001,000,000	£5,638,000,000	£56,487,000,000
Pre-Tax Profit	£20,382,000,000	£3,075,000,000	£53,710,000,000
Net Worth	£20,321,000,000	£3,112,000,000	£50,615,000,000



EPC

An EPC for the property can be provided upon request.

VAT

The property has been elected for VAT purposes. It is anticipated that the investment sale will be treated as a Transfer of a Going Concern (TOGC).

PROPOSAL

We are instructed to seek offers for our client's leasehold interest in the region of **£5,850,000 (Five Million Eight Hundred And Fifty Thousand Pounds)**, subject to contract and exclusive of VAT. A purchase at this level would reflect a **Net Initial Yield of 7.75%** after allowing for standard purchaser's costs.

FURTHER INFORMATION

For further information or to arrange an inspection of the property please contact:

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