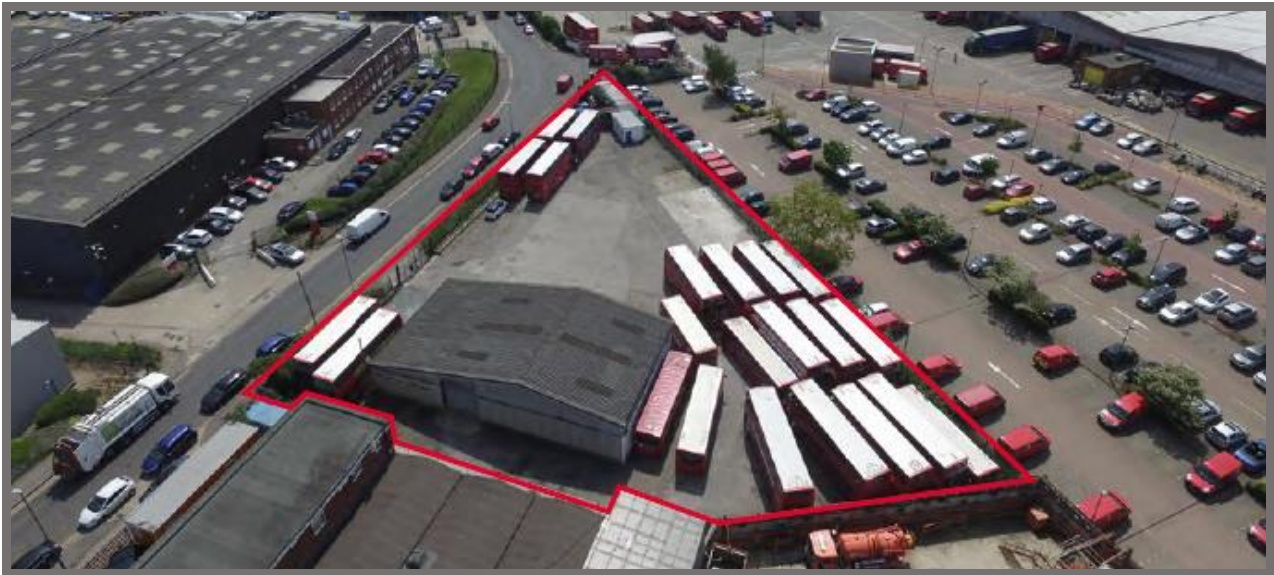


**SIDNEY HOUSE, BEDDINGTON FARM ROAD, CROYDON CR0 4XB**



**DESCRIPTION**

The property comprises a rare, Greater London industrial site of 0.71 acres.

**TENANCY**

The property is let to Arriva London North Ltd for 15 years from January 2019 at a rent of £160,000 per annum, with an additional £5,000 from a café on site. The rent is subject to review after five years geared to RPI in the range of 2% - 4% pa compounded or OMRV. The tenant has the option to break the lease after nine years.

**TENURE**

Freehold.

**PRICE AND YIELD**

The property was acquired ahead of the asking price, which was £3,730,000 reflecting a net initial yield of 4.15%.

**TRANSACTION**

HSM acted on behalf of the purchaser, a private property company, whilst the vendor was Newcore Capital (September 2021).