

# Lot 34, 2 Ampere Way, Purley Way, Croydon, London,

**CR0 4WT**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Well Located Industrial Investment with Development Potential

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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### Property Information

#### Well Located Industrial Investment with Development Potential

- Motorcycle Workshop and Training Centre let until September 2032
- Approx. 0.09 Ha (0.23 Acres) and a site coverage of 28%
- Highly prominent position fronting Purley Way (A23) opposite IKEA Croydon
- Includes well positioned digital advertising display
- Redevelopment potential (subject to consents)
- Adjacent to the Purley Way Master Plan to include a proposed 7,400 new home scheme
- Nearby occupiers include Amazon, Decathlon, Sainsbury's, Furniture Village, Sofology, IKEA and Shurguard Self Storage

#### Lot

34

#### Auction

27th March 2025

#### Rent

£85,116 per Annum Exclusive

#### Status

Available

#### Sector

Industrial, Motor Trade, Development

#### Auction Venue

Live Streamed Auction

#### Location

##### Miles

9 miles south of Central London,

##### Roads

A23, A236, A232

##### Rail

West Croydon Railway Station, Waddon Railway Station

##### Air

London Heathrow Airport, London Gatwick Airport

#### Situation

The property located in a highly prominent position, just off the Purley Way (A23), directly opposite IKEA Croydon and Valley Retail Park. The immediate vicinity provides predominantly industrial, retail warehouses and storage, with occupiers including Amazon, Decathlon, Sainsbury's, Furniture Village, Sofology, Carpet Warehouse and Shurguard Self Storage.

#### Tenure

Virtual Freehold. Held for a term of 900 years from 18th July 2005 at a peppercorn ground rent.

#### EPC

B

#### Description

The property comprises a motorcycle workshop and training centre with hard standing secure land with total site area of 0.09 Ha (0.23 Acres) and a low site coverage of 28%. The property also includes a well positioned digital advertising display fronting Purley Way. The property may be suitable for redevelopment subject to the necessary consents.

#### VAT

VAT is applicable to this lot.

#### Octopus Bridging Loan for Buyers

To be confirmed

#### DISCLAIMER

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx. sq. m.	Floor Areas Approx. (sq. ft.)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Office/Workshop	265.30	(2,856)	MACH PROPERTY SOLUTIONS (UK) LTD with Guarantee from MACBRIT SOLUTIONS LTD t/a Universal Motorcycle Training (1)	10 years from 28/09/2022	£73,116 (2)	28/09/2025 (2)
Ground	Digital Advertising Display	-	-	JCDECAUX UK LIMITED	10 years from 21/05/2023	£12,000	21/05/2028 (3)
<b>Total</b>		<b>265.30</b>	<b>(2,856) (4)</b>			<b>£85,116</b>	

(1) Universal Motorcycle Training are a motorcycle training school who links riders to motorcycle instructors in London.

(2) The lease provides for an RPI linked rent review on 28/09/2025 to a minimum of 2% and maximum of 4%. The current rent reserved under the terms of the lease is £65,000 p.a.x., the Seller will 'top up' the rent to £73,116 p.a.x. from completion of the sale until 28/09/2025. The vendor holds a rent deposit of £12,000.

(3) The advertising hoarding agreement provides for a fixed rental increase to £12,500 on 21/05/2028.

(4) The floor areas stated above are those published by Digital Inc and have been measured on a Gross External Area basis. The survey is available within the Legal Pack.

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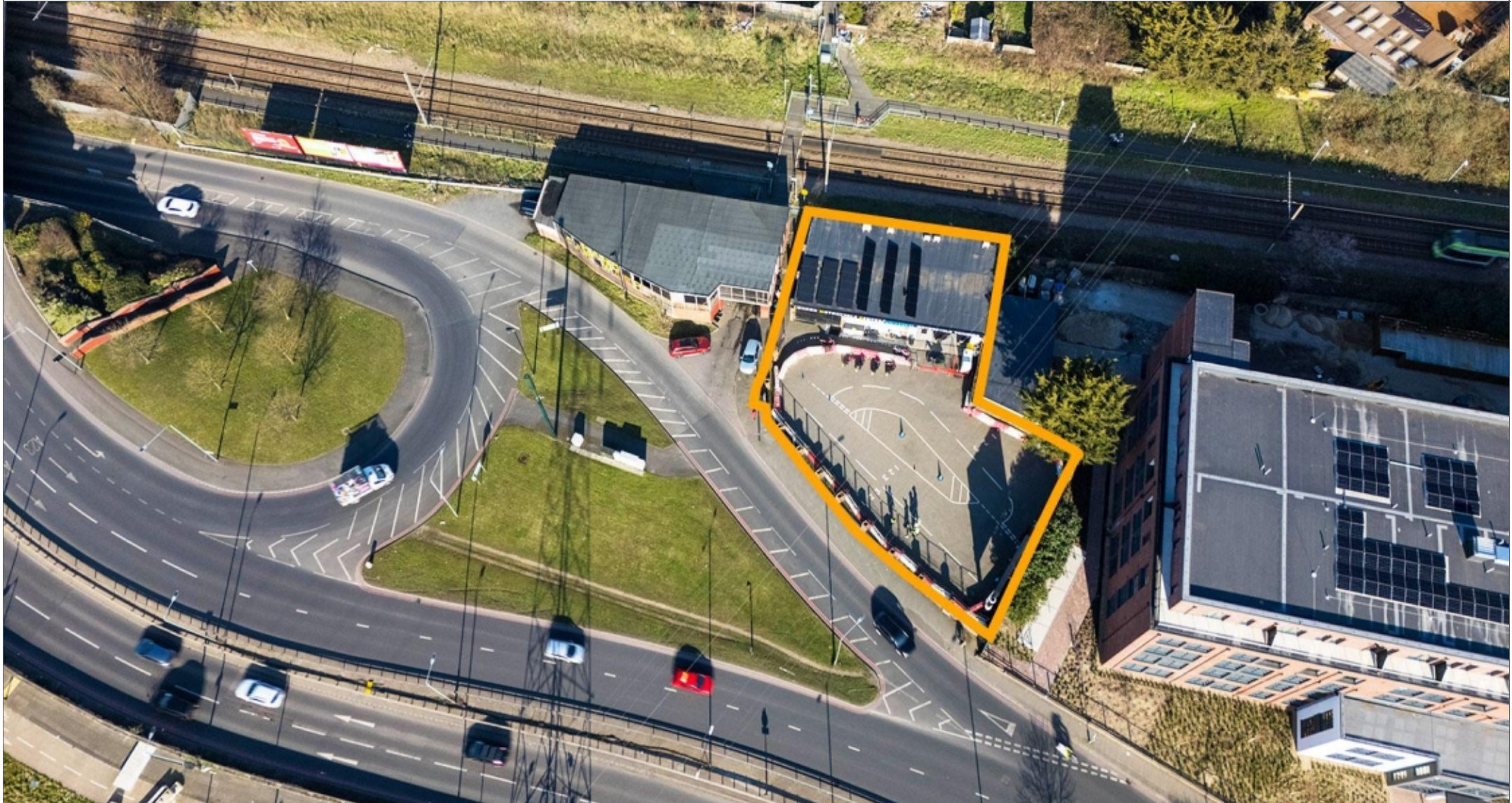


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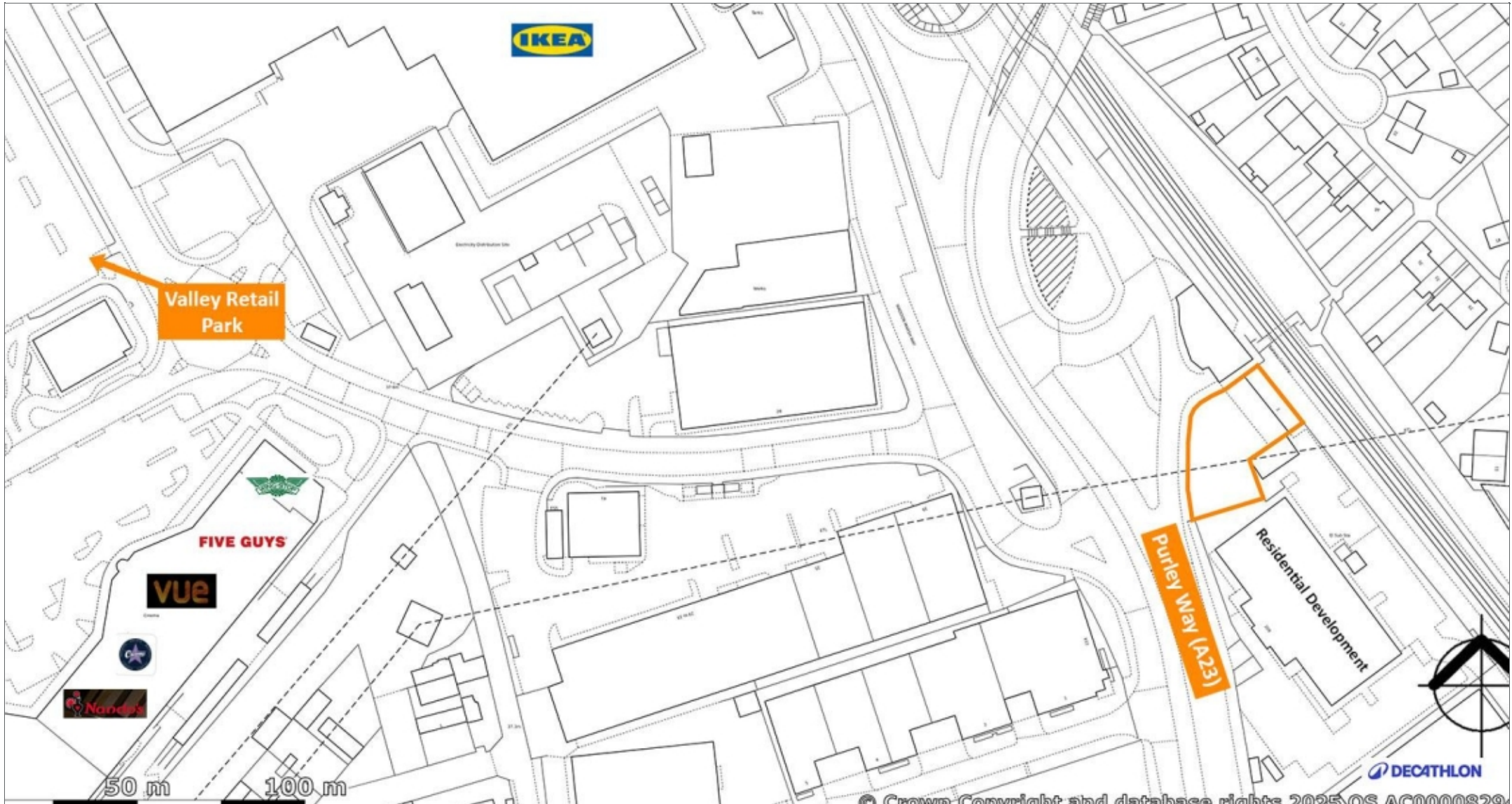
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## Contacts

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2024