

London TW12 – 118A,B,F,G High Street, Hampton Hill TW12 1NT  
Freehold Retail & New-Build Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS





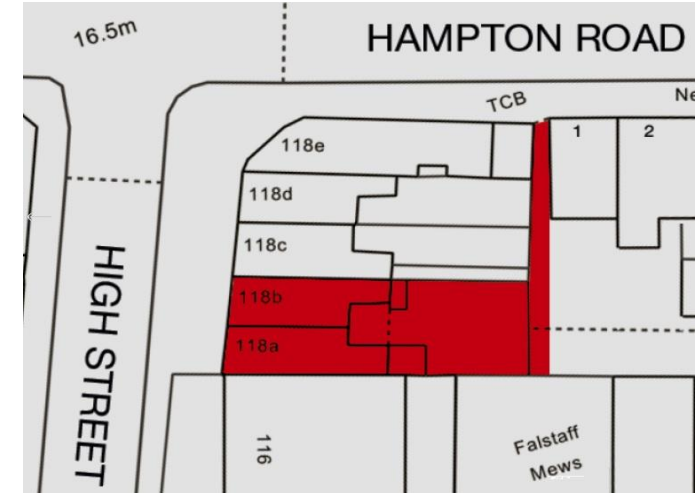
# London TW12 – 118A,B,F,G High Street & 121 Hampton Road, Hampton Hill TW12 1NT

## Freehold Retail & New-Build Residential Investment



### Investment Consideration:

- Purchase Price: £1,750,000
- Rental Income: £38,000 p.a.
- ERV: £128,000 p.a. GIY: 7.31%
- VAT is NOT applicable to this property
- Comprises double fronted retail premises at ground floor t/a Café, 1 x 2-bed apartment at first floor, 2 x 1-bed apartments at second floor and 1 x 2-bed detached bungalow at rear
- Includes additional 1-bed apartment at first floor, which has been sold-off on long leasehold
- All residential dwellings new-build in 2024/2025
- Retail premises benefits from seating area at front
- Located within ½ mile from Fulwell Train Station, which provides direct services to London Waterloo
- Nearby occupiers include Tesco Express, Little Waitrose, Costa Coffee, Sainsbury`s and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 118A-B High St (Ground Floor)	Double fronted café: 125 sq m (1,340 sq ft) Open plan seating, kitchen, storage, wc	Family and Friends Co Limited	25 Years from 29 September 2021	£38,000	Note 1: FRI Note 2: Rent review every 5 years linked to RPI Note 3: Tenant option to determine every 5th year with minimum 6 months notice Note 4: Deposit held of £9,500
No. 118A High St (First Floor)	Total area size: 51 sq m (552 sq ft) 2 Bedrooms, Kitchen/Living Room, Bathroom	Vacant		ERV: £22,800	Note 1: New-build in 2024/2025
No. 118B High St (First Floor)	Residential Apartment: Sold off	Individual	189 Years from 29 September 2004	£0	Note 1: FRI Note 2: Reversion 2193
No. 118F High St (Second Floor)	Total area size: 46 sq m (495 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom	Vacant		ERV: £20,400	Note 1: New-build in 2024/2025
No. 118G High St (Second Floor)	Total area size: 44 sq m (475 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom	Vacant		ERV: £20,400	Note 1: New-build in 2024/2025
No. 121 Hampton Rd (Rear Ground Floor)	Total area size: 50 sq m (539 sq ft) 2 Bedrooms, Kitchen/Living Room, Bathroom, Garden	Vacant		ERV: £26,400	Note 1: New-build in 2024/2025
Total				£38,000	
ERV				£128,000	



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### Property Description:

Three-storey building comprising double fronted retail premises at ground floor t/a Café, 4 newly developed residential apartments at first and second floor (1 sold-off) and new-build detached bungalow at rear (121 Hampton Road), providing the following accommodation and dimensions:

**Ground Floor Retail: 125 sq m (1,340 sq ft)**

Open plan seating, kitchen, storage, wc

**First Floor Apartment 118A: 51 sq m (552 sq ft)**

2 bedrooms, kitchen/living room, bathroom

**Second Floor Apartment 118F: 46 sq m (495 sq ft)**

1 bedroom, kitchen/living room, bathroom

**Second Floor Apartment 118G: 44 sq m (475 sq ft)**

1 bedroom, kitchen/living room, bathroom

**Ground Floor Bungalow 121 Hampton Rd: 50 sq m (539 sq ft)**

2 bedrooms, kitchen/living room, bathroom, private garden

**First Floor Apartment 118B: Sold-off**

**Total Commercial GIA: 125 sq m (1,340 sq ft)**

**Total Residential GIA: 191 sq m (2,061 sq ft)**



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### Tenancy:

The retail premises are at present let to Family and Friends Co Ltd for a term of 25 years from 29<sup>th</sup> September 2021 at a current rent of £38,000 p.a. and the lease contains full repairing and insuring covenants. Rent reviews every 5<sup>th</sup> year linked to RPI. Tenant option to determine every 5<sup>th</sup> year with minimum 6 months notice. Deposit held of £9,500.

Apartment 118A High Street is at present vacant. ERV: £22,800 p.a.

Apartment 118F High Street is at present vacant. ERV: £20,400 p.a.

Apartment 118G High Street is at present vacant. ERV: £20,400 p.a.

Bungalow 121 Hampton Road is at present vacant. ERV: £26,400 p.a.

Apartment 118B High Street has been sold off on long leasehold for a term of 189 Years from 29<sup>th</sup> September 2004 at a ground rent of peppercorn.



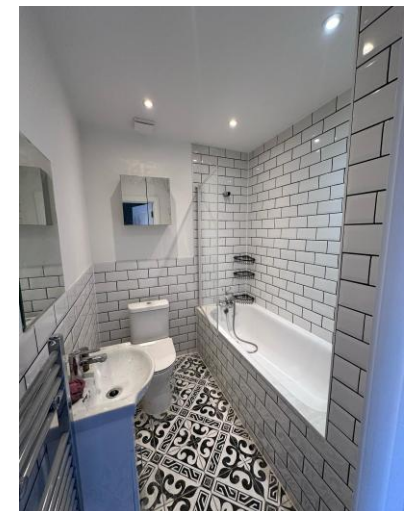
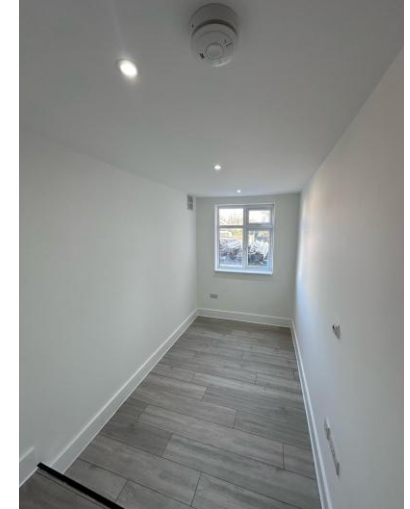
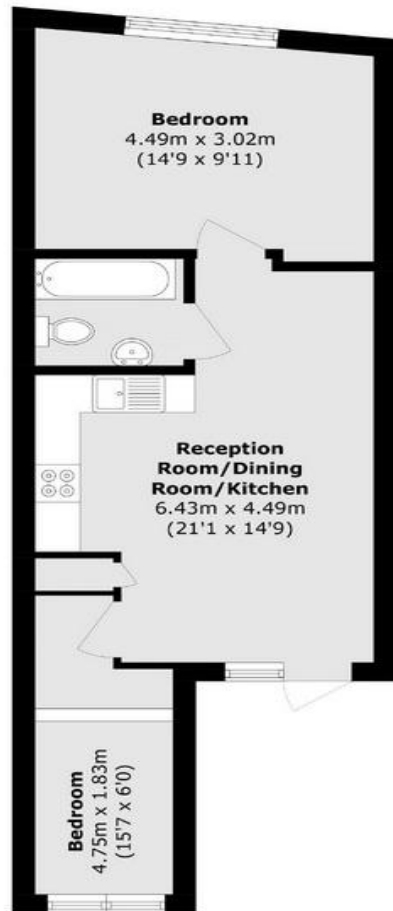


# London TW12 – 118A,B,F,G High Street & 121 Hampton Road, Hampton Hill TW12 1NT

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### Apartment 118A High Street (2-Bed)

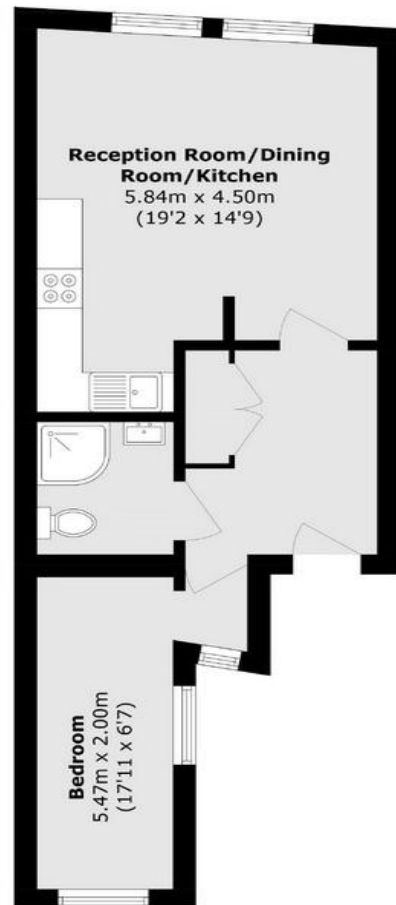


# London TW12 – 118A,B,F,G High Street & 121 Hampton Road, Hampton Hill TW12 1NT

## Freehold Retail & New-Build Residential Investment



### Apartment 118F High Street (1-Bed)

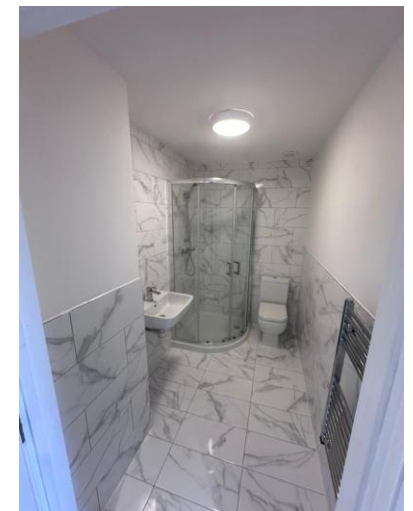
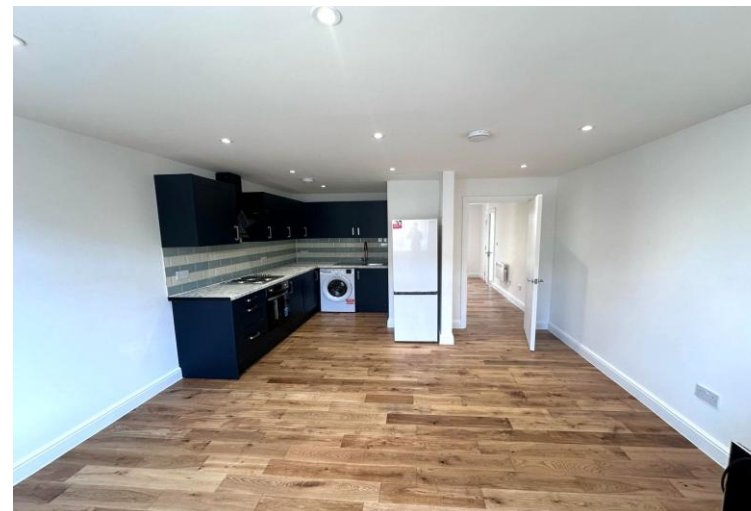
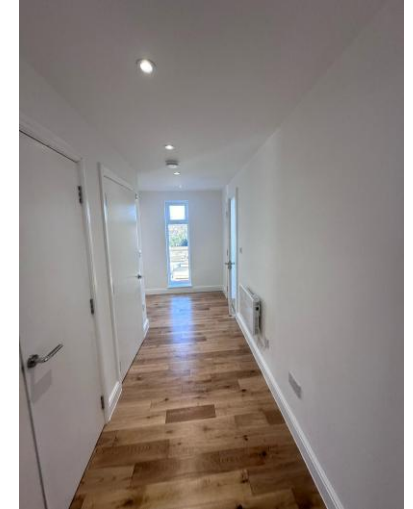
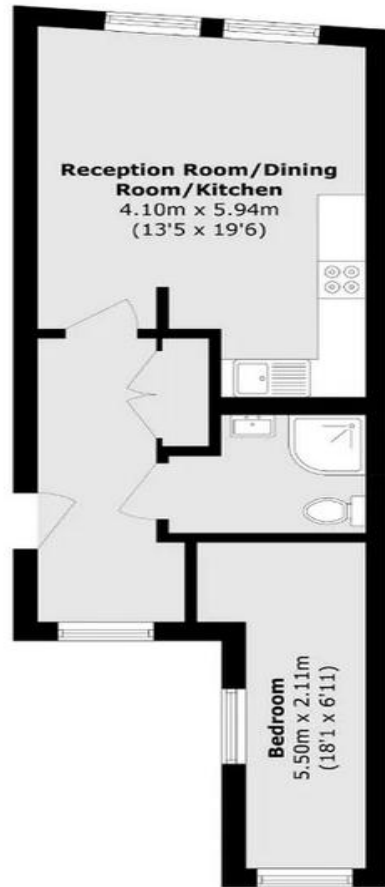


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### Apartment 118G High Street (1-Bed)



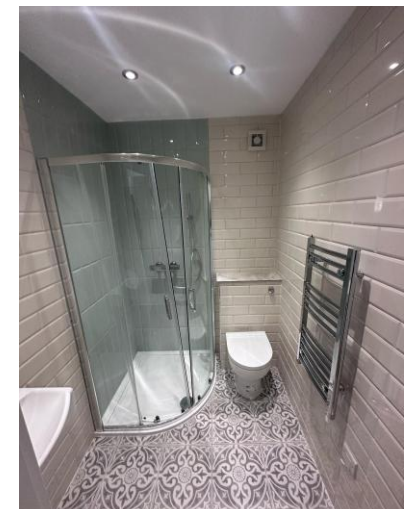
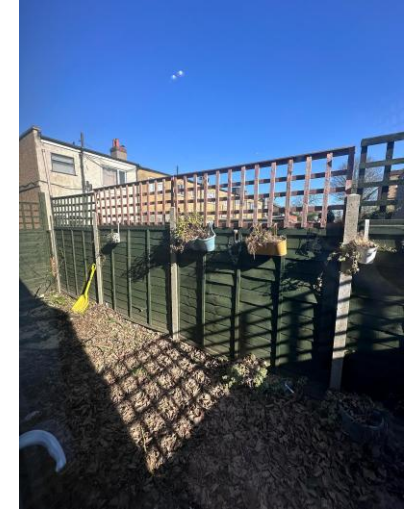
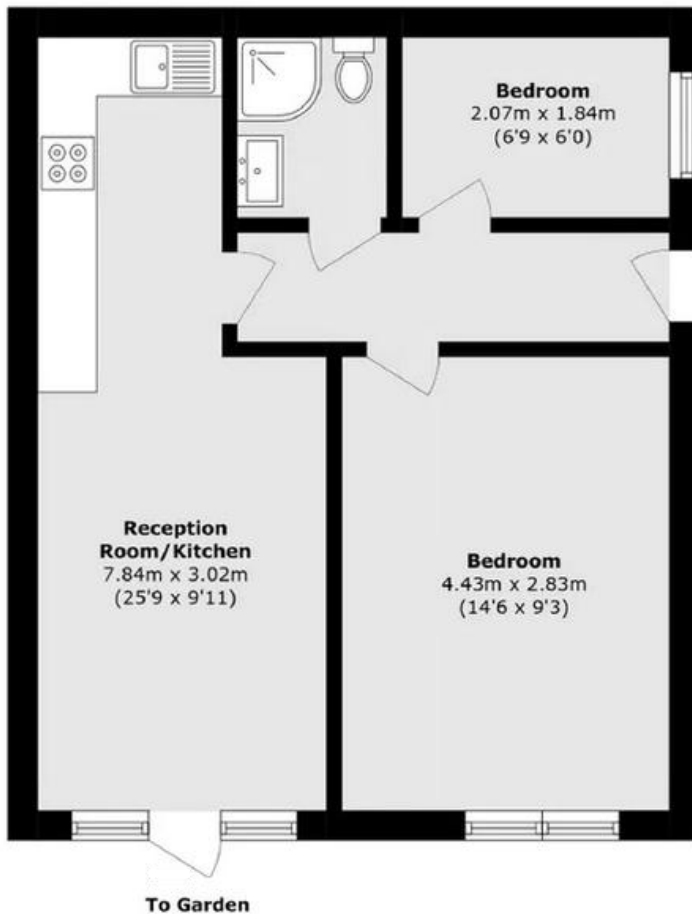


# London TW12 – 118A,B,F,G High Street & 121 Hampton Road, Hampton Hill TW12 1NT

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### Bungalow 121 Hampton Road (2-Bed)



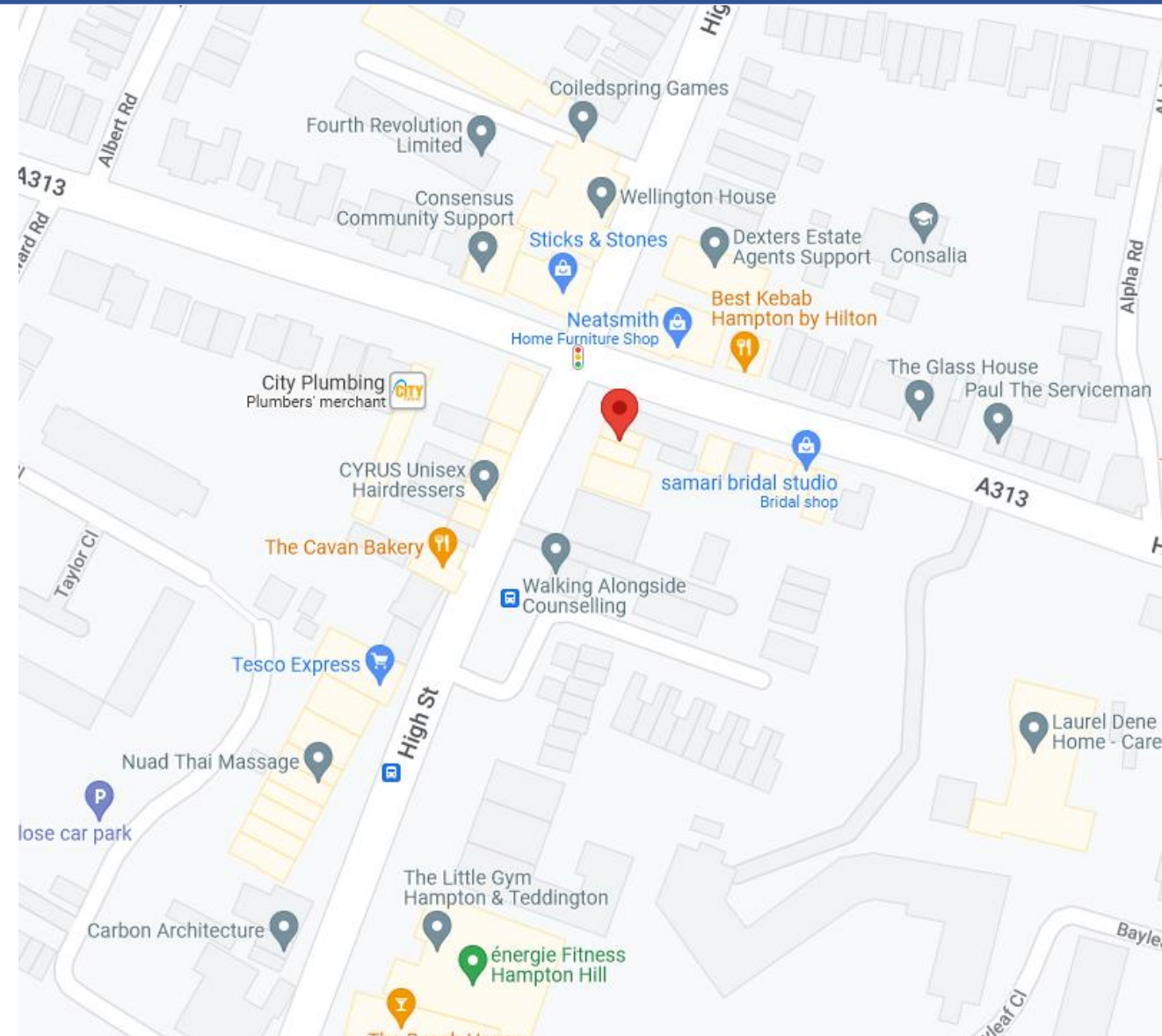
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### Location:

Hampton Hill is a district in the London Borough of Richmond upon Thames to the south of Twickenham. It is served by Fulwell railway station and Hampton railway station on the Shepperton to Waterloo line. It is part of what is collectively known as The Hamptons. The property is located within ½ mile from Fulwell Rail Station. Aside from the residential areas of the town, the High Street is filled with shops, restaurants, several cafes, a few public houses and a traditional 75-year-old bakery. The High Street also stages a yearly parade before Christmas when the street is closed and a procession takes place. The property is located next to the junction between High Street and Hampton Road. Occupiers close by include Tesco Express, Costa Coffee and Sneller's Estate Agents, amongst many more.





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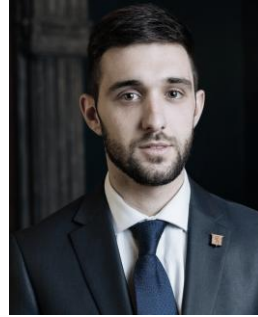
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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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