

London CR4 – 205 Streatham Road, Mitcham CR4 2AJ
Virtual Freehold Takeaway Investment



BLUE ALPINE

PROPERTY CONSULTANTS



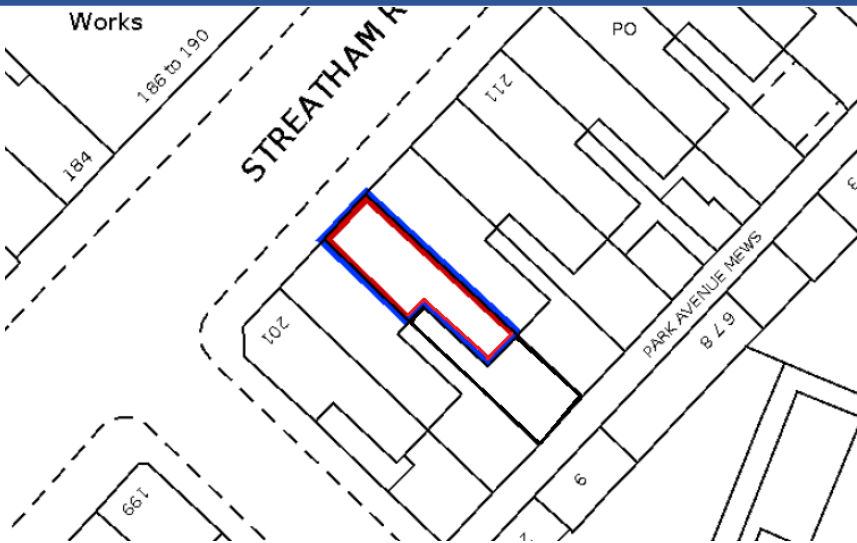
London CR4 – 205 Streatham Road, Mitcham CR4 2AJ

Virtual Freehold Takeaway Investment



Investment Consideration:

- Purchase Price: £250,000
- Gross Initial Yield: 7.68%
- Rental Income: £19,200 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terrace ground floor takeaway shop
- Situated on the well-connected A216 (Streatham Road), within close proximity to multiple bus routes and Tooting Broadway Underground Station. Nearby occupiers including Tesco Express, a Post Office, a barber shop, a public house, and various independent businesses.



Tenancies and Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|---------------------------|--|----------------------------|---|---------------------|--|
| No. 205 (Ground Floor) | Takeaway: 56.19 sq m (605 sq ft) Open plan seating, counter, kitchen, storage, wc | Individual t/a Takeaway | From 23 May 2024 until 7 January 2036. | £19,200 | Note 1: FRI Note 2: No breaks Note 3: Rent review on 8 January 2028 and 2032 open market upward only. |

| | | | | | |
|-------|--|--|--|---------|--|
| Total | | | | £19,200 | |
|-------|--|--|--|---------|--|

London CR4 – 205 Streatham Road, Mitcham CR4 2AJ

Virtual Freehold Takeaway Investment



Property Description:

Comprises ground floor takeaway, providing the following accommodation and dimensions:

Ground Floor: 56.19 sq m (605 sq ft)

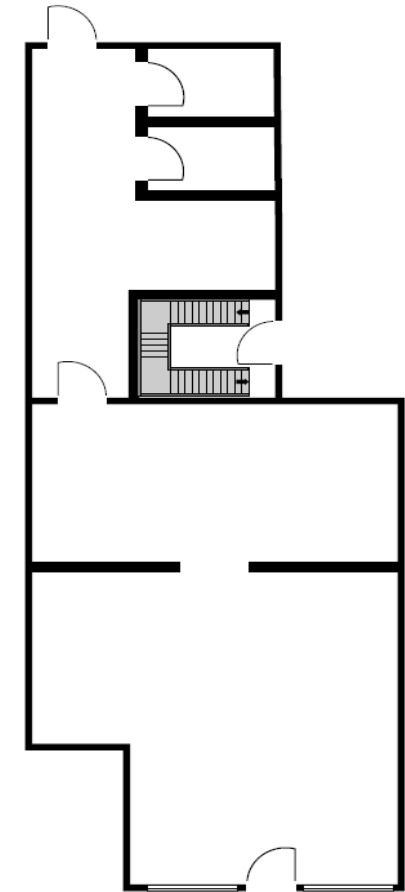
Open plan seating, counter, kitchen, storage, wc

Tenancy:

The property is at present let to an Individual t/a Takeaway from 23rd May 2024 until 7th January 2036 at a current rent of £19,200 p.a. and the lease contains full repairing and insuring covenants. Rent review on 8th January 2028 and 2032 open market upward only. No breaks.

Tenure:

Virtual Freehold. To be held on a new 999-year lease from completion at a ground rent of peppercorn.



Ground Floor

London CR4 – 205 Streatham Road, Mitcham CR4 2AJ

Virtual Freehold Takeaway Investment



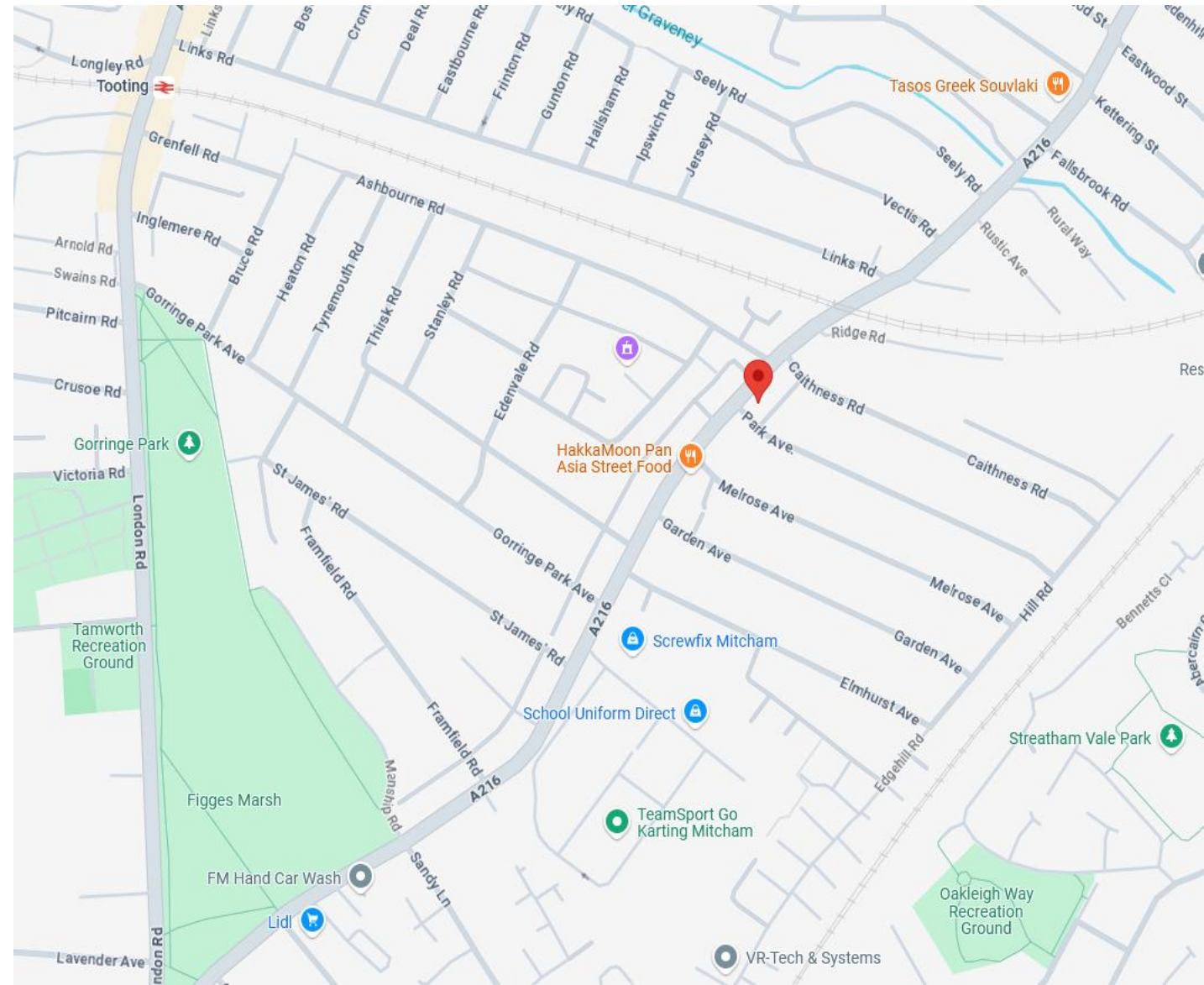
London CR4 – 205 Streatham Road, Mitcham CR4 2AJ

Virtual Freehold Takeaway Investment



Location:

Mitcham is a suburban district in the London Borough of Merton, situated approximately 8 miles south of Central London. The area benefits from excellent road links via the A217 and A236, providing access to the A3 and South Circular. Mitcham Junction station offers National Rail and Tramlink services, connecting to Central London and Croydon. The property is located on Streatham Road (A216), a busy arterial route connecting Mitcham with Streatham and Tooting. The surrounding area comprises a mix of local independent retailers, convenience stores, and residential developments. Nearby occupiers include Tesco Express, Costcutter, and a number of cafés, pharmacies, and retailers.



London CR4 – 205 Streatham Road, Mitcham CR4 2AJ

Virtual Freehold Takeaway Investment

Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.