

London SW8 - 125 Queenstown Road SW8 3RH
Freehold Vacant Retail Shop & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



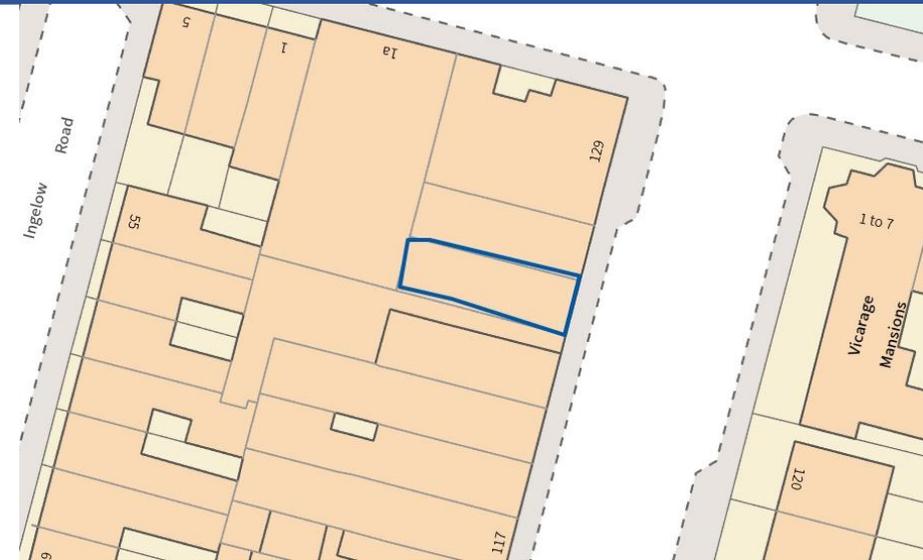
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Investment Consideration:

- Purchase Price: £375,000
- Rental Income: £100 p.a.
- ERV: £25,100 p.a. GIY: 6.69%
- VAT is NOT applicable to this property
- Comprises ground floor shop and a self-contained flat above (sold-off)
- Retail shop benefits from ancillary accommodation at basement
- 99 years left on the lease of the residential flat
- Located within 0.4 miles from Queenstown Road and Battersea Park Train stations and within 0.5 miles from Battersea Park
- Nearby occupiers include number of takeaway/restaurants, barber and dry cleaners.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 125 (Ground Floor / Basement)	Retail Shop 59 sq m (635 sq ft) Ancillary/Storage 22 sq m (237 sq ft)			ERV £25,000	
No. 125a (First/Second Floor)	Residential Flat (Not Inspected)	Individual	125 Years from 13 June 1995	£100	Note 1: FRI Note 2: Reversion in 2120
			Total	£100	
			ERV	£25,100	

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Property Description:

The property comprises mid-terrace ground floor shop with ancillary accommodation at basement and a self-contained residential flat at first and second floor which has been sold-off on long leasehold.

The property provides the following accommodation and dimensions:

Ground Floor: Retail Shop	59 sq m	(635 sq ft)
Basement: Ancillary/Storage	22 sq m	(237 sq ft)
First/Second Floor: Residential Flat		
Total area size:	81 sq m	(872 sq ft)

Tenancy:

The ground floor shop is at present vacant. ERV c.£25,000 p.a. The first/second floor flat has been sold on long leasehold for a term of 125 Years from 13th June 1995 at a ground rent of £100 per annum. Reversion 2120.



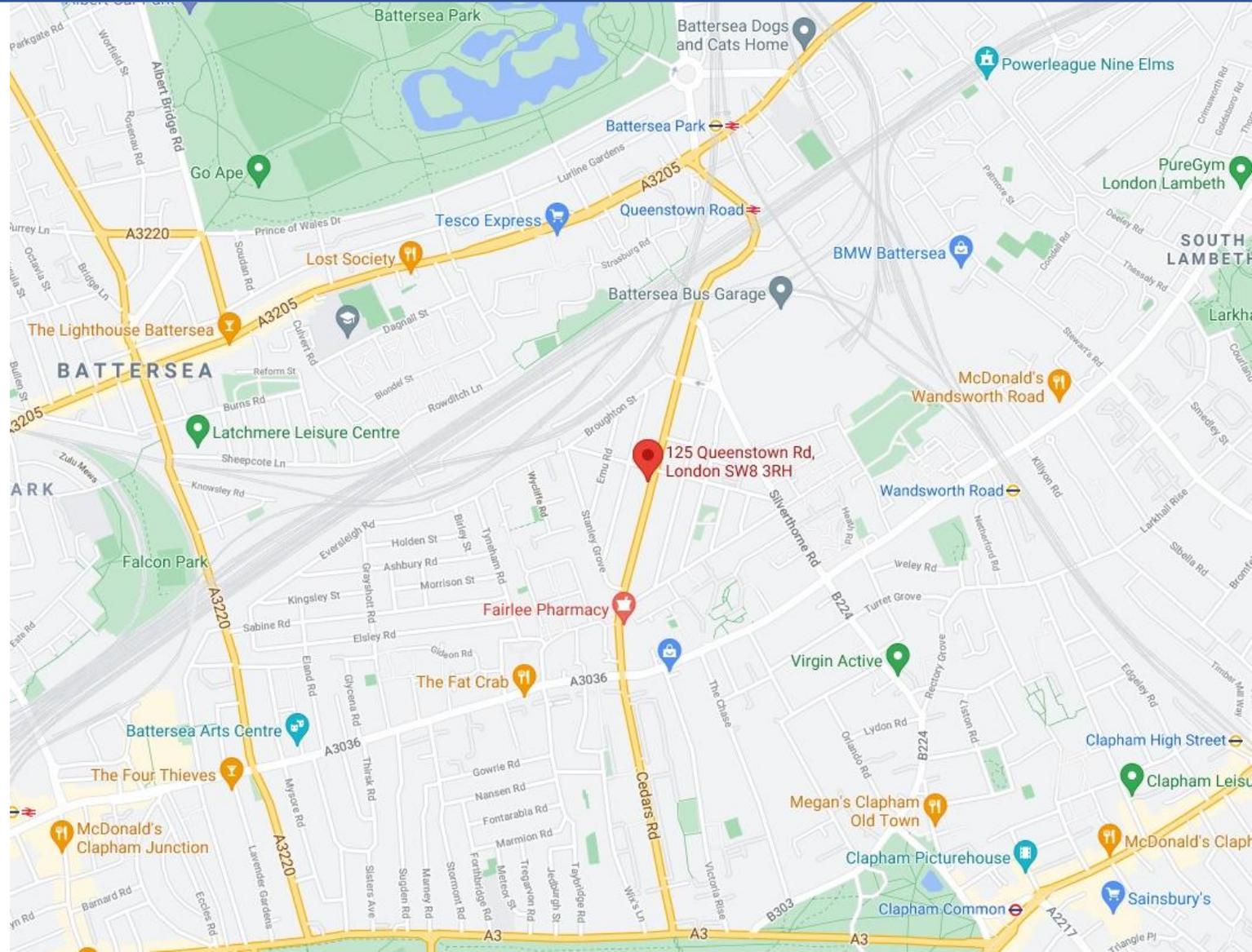
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Location:

Battersea is a large district of South West London, England, in the London Borough of Wandsworth. It is centred 3.5 miles (5.6 km) southwest of Charing Cross and extends along the south bank of the River Thames. It includes the 200-acre (0.81 km²) Battersea Park. Battersea is served by three National Rail stations: Battersea Park, Clapham Junction, and Queenstown Road (Battersea). All three stations are in London Travelcard Zone 2. The largest railway station in Battersea is Clapham Junction, to the southwest of the district. The station is a busy interchange, and it serves destinations across London, the South, and South West England. The property is located within 0.4 miles from Queenstown Road and Battersea Park Train stations and within 0.5 miles from Battersea Park. Nearby occupiers include number of takeaway/restaurants, barber and dry cleaners.



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Contacts:

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