

London SW15 - 127 Putney Bridge Road, Putney SW15 2PA
Freehold Vacant Mixed-Use & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £390,000
- Rental Income: £50 p.a. + Vacant Shop & Studio Flat
- ERV once fully let: £38,050 p.a. GIY: 9.76%
- VAT is NOT applicable to this property
- Comprises ground floor retail/office unit and self-contained studio flat at rear
- Retail unit and rear ground floor studio flat can be let separately or together
- Includes additional residential flat at first & second floor, which has been sold-off
- Situated east of Putney High Street, directly opposite Wandsworth Park and the River Thames (with access to the Thames Embankment and the popular Thames Clipper river service)



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 127 - Shop (Ground Floor)	Retail Unit/Office: 36 sq m (387 sq ft) Open plan retail/office, rear room, kitchen, wc	Vacant	Vacant	ERV: £38,000	Note 1: Both retail and residential units can be let separately, or together
No. 127 - Garden Flat (Ground Floor)	Studio Flat: 28 sq m (301 sq ft) Open plan kitchen/living, sleeping area, bathroom, garden	Vacant	Vacant		
No. 127A (First & Second Floor)	Residential Flat: Sold-off	Individual	125 Years from 25 December 1990	£50	Note 1: FRI Note 2: Reversion December 2115, thus having approx. 89 years unexpired

			Total	£50	
			ERV:	£38,050	

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Property Description:

The property comprises retail unit at ground floor, together with self-contained studio flat at ground floor rear. The studio flat benefits from having exclusive use of the rear garden. The property includes additional residential flat at first and second floor, which has been sold-off on long leasehold, providing the following accommodation and dimensions:

Ground Floor Shop: 36 sq m (387 sq ft)

Open plan retail/office, rear room, kitchen, wc

Rear Ground Floor Studio: 28 sq m (301 sq ft)

Open plan kitchen/living, sleeping area, bathroom, garden

First/Second Floor Flat: Sold-off

Total GIA: 64 sq m (688 sq ft)

Tenancy:

The retail unit and studio flat are at present vacant. ERV: £38,000 p.a.

The first/second floor flat has been sold off on long leasehold to an Individual for a term of 125 years from 25th December 1990 at a ground rent of £50 p.a. and the lease contains full repairing and insuring covenants. Reversion 2115, thus having approx. 89 years unexpired.



Ground Floor Retail Unit

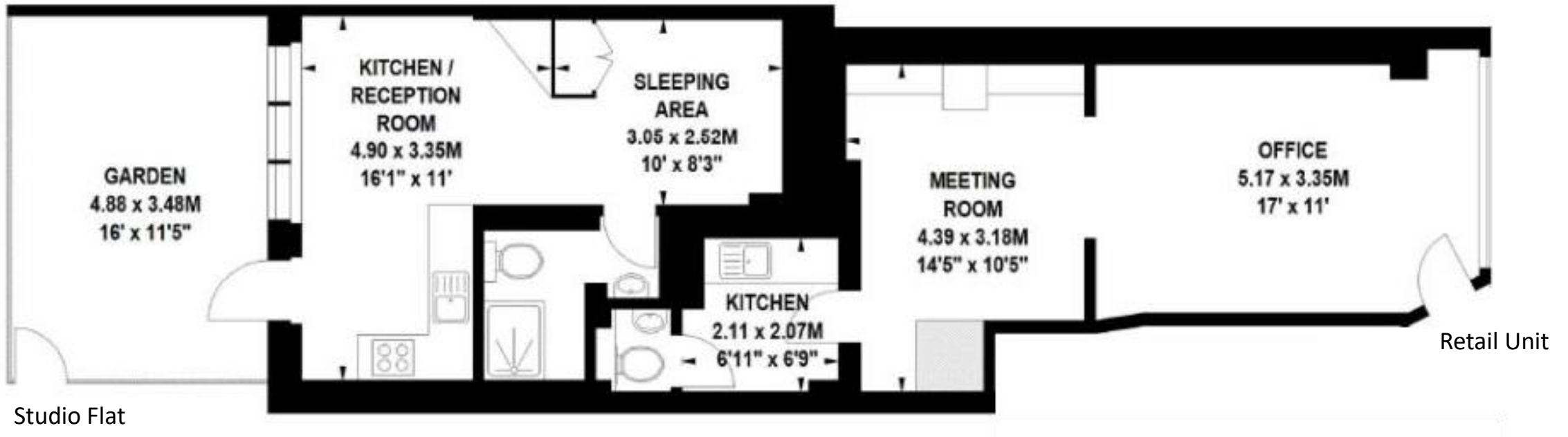
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Rear Ground Floor Studio Flat

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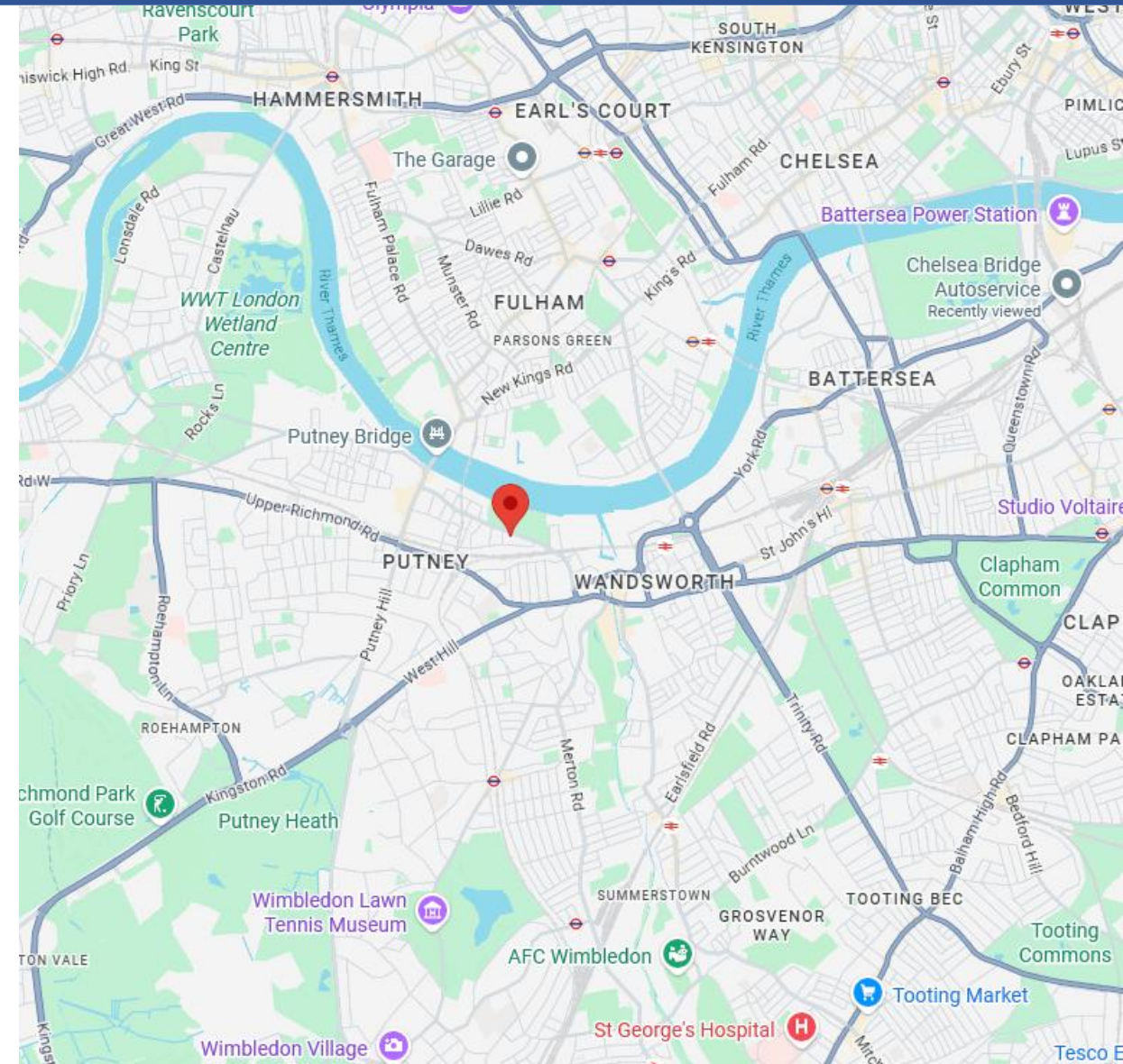
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Location:

Putney is a historic and affluent residential district in South-west London, located within the London Borough of Wandsworth on the south bank of the River Thames. Putney Bridge Road is perfectly positioned for the cafés, restaurants and shops of Putney High Street and the riverside with excellent transport links with Putney Mainline Station (National Rail to Waterloo) and East Putney Underground Station (District Line) both within easy reach, as well as numerous bus routes providing convenient access into Central London and beyond. The property is situated east of Putney High Street, directly opposite Wandsworth Park and the River Thames (with access to the Thames Embankment and the popular Thames Clipper river service) and is within easy walking distance of Putney Mainline and East Putney Underground stations. This parade in Putney Bridge Road consists primarily of mid-rise mixed-use commercial storefronts and purpose-built residential flats.



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Contacts:

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