London E4 – 399 Larkshall Road, Waltham Forest E4 9EF
Virtual Freehold Retail Investment

BLUE ALPINE
PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £285,000
- Gross Initial Yield: 7.02%
- Rental Income: £20,000 p.a.
- Let on a reversionary lease until July 2037. Tenant in occupation since 2017.
- Fixed rental increase to £24,000 p.a. in 2031 and £27,000 p.a. in 2034
- VAT is applicable to this property. Transaction will be treated as TOGC.
- Comprises ground floor retail shop t/a Nail Salon
- Forming part of the wider Tesco-led development, incorporating a large Tesco supermarket together with residential and commercial accommodation, generating strong levels of local footfall
- Occupiers nearby include Tesco Superstore, Costa Coffee, Restaurant`s, Post Office and many more.



Tenancies and Accommodation:

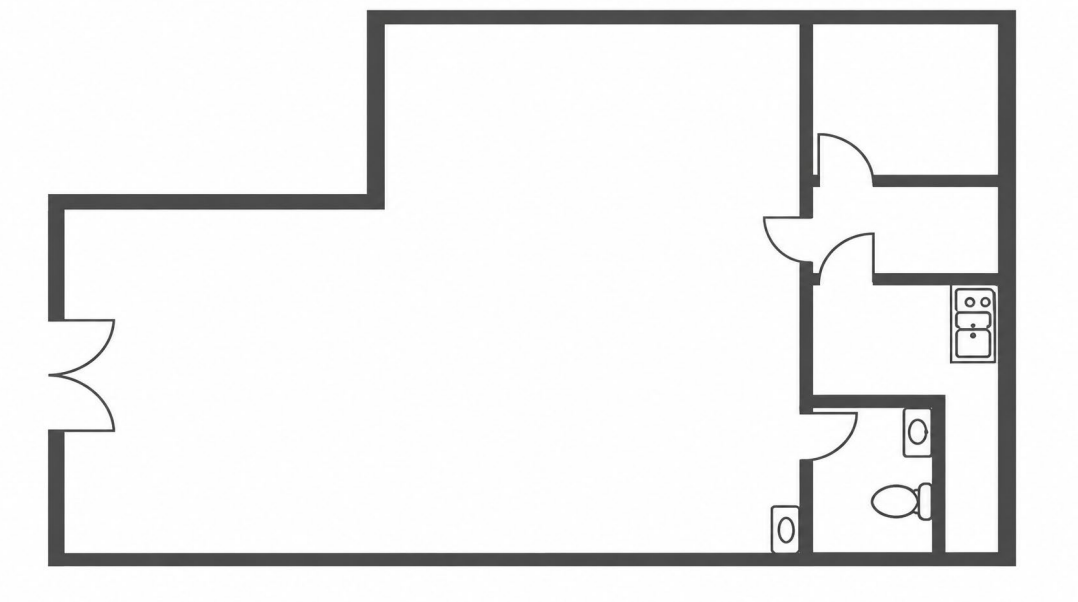
Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
399 Larkshall Road (Ground Floor)	Ground Floor: 77 sq m (828 sq ft) Open plan retail, storage, wc	Individual t/a Nail Salon	20 Years from 7 July 2017 (reversionary lease)	£20,000*	Note 1: FRI Note 2: Tenant in occupation on existing lease and currently paying rent of £18,000 p.a. Note 3: Lease renewal has been signed for a term of 10 years from expiry of current lease (07.07.2027) at £20,000 p.a. Fixed rent increase to £24,000 p.a. from 07.07.2031 and £27,000 p.a. from 07.07.2034 until the remainder of the term. No breaks. Note 4: Deposit held of £10,000 + VAT (£12,000) Note 5: The vendor will top-up rent until 06.07.2027, so the buyer receives the equivalent to £20,000 p.a.
			Total	**£20,000**	

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Property Description:

Comprises ground floor retail shop t/a Nail Salon and providing the following accommodation and dimensions:

Ground Floor: 77 sq m (828 sq ft)
Open plan retail, storage, wc



Tenure:

Virtual freehold. Held on a 999 year lease from 2026 at a ground rent of peppercorn.

Tenancy:

The property is at present let to an Individual t/a Nails & Co for a term of 20 Years from 7th July 2017***** at a current rent of £18,000 p.a. and the lease contains full repairing and insuring covenants. No breaks. Deposit held of £10,000 + VAT (£12,000). Fixed rent increase to £24,000 p.a. from 07.07.2031 and £27,000 p.a. from 07.07.2034 until the remainder of the term.

*******Tenant in occupation on existing lease since 2017 and currently paying rent of £18,000 p.a. The reversionary lease renewal has been signed for a term of 10 years from expiry of current lease (07.07.2027) at £20,000 p.a. The vendor will top-up rent until 06.07.2027, so the buyer receives the equivalent to £20,000 p.a.*

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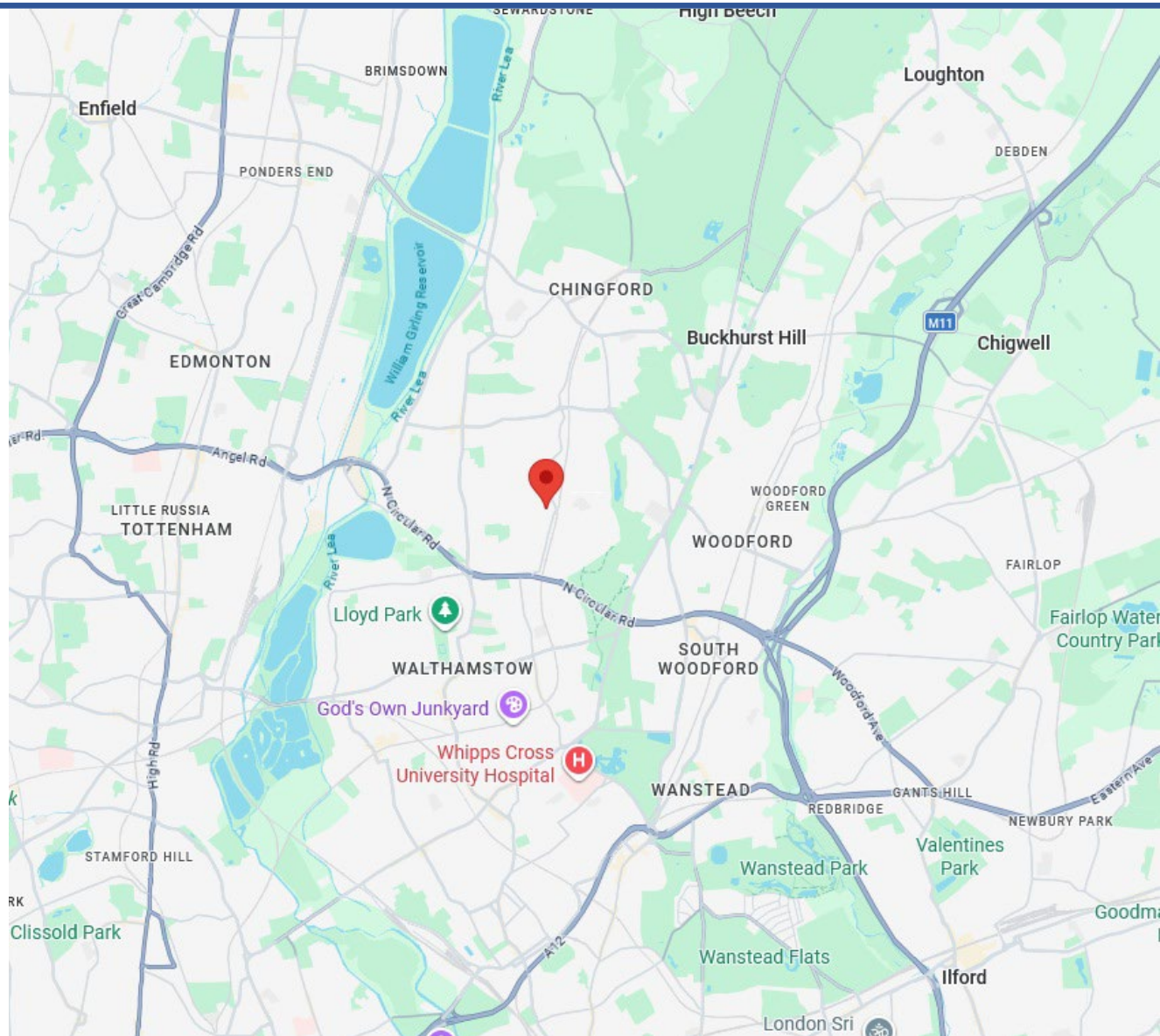




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Location:

The property is situated in Highams Park, an established residential and commercial district in north-east London within the London Borough of Waltham Forest. The area benefits from excellent road connectivity, with the A406 North Circular Road and M11 motorway both within close proximity, providing convenient access across Greater London and to the wider motorway network. The property occupies a prominent position on Larkshall Road, directly opposite Highams Park railway station, which provides regular services into London Liverpool Street. The premises form part of the wider Tesco-led development, incorporating a large Tesco supermarket together with residential and commercial accommodation, generating strong levels of local footfall. Highams Park town centre offers a good range of local shops, cafés, restaurants and other amenities, while the surrounding area is predominantly residential, providing the property with a substantial local catchment.



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Contacts:

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BLUE ALPINE

PROPERTY CONSULTANTS

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