St. Leonards-on-Sea - 30 Fernside Avenue, East Sussex TN38 0UU
Virtual Freehold Takeaway Investment

BLUE ALPINE
PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £125,000
- Gross Initial Yield: 10.00%
- Rental Income: £12,500 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terrace ground floor takeaway shop
- Let until August 2036. No breaks. Rent review in August 2029.
- Occupiers nearby including Tesco Express, Hair and Beauty salon and more.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 30 (Ground Floor)	Ground Floor: 72 sq m (775 sq ft) Reception, kitchen, storage, wc	Jai Shiri Krishna Limited (with personal guarantee)	10 Years from 17 August 2026	£12,500	Note 1: FRI Note 2: Rent review in in August 2029 open market upward only Note 3: No breaks Note 4: Deposit held of £3,125
			Total	£12,500	

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Property Description:

Comprises mid-terrace ground floor takeaway shop, providing the following accommodation and dimensions

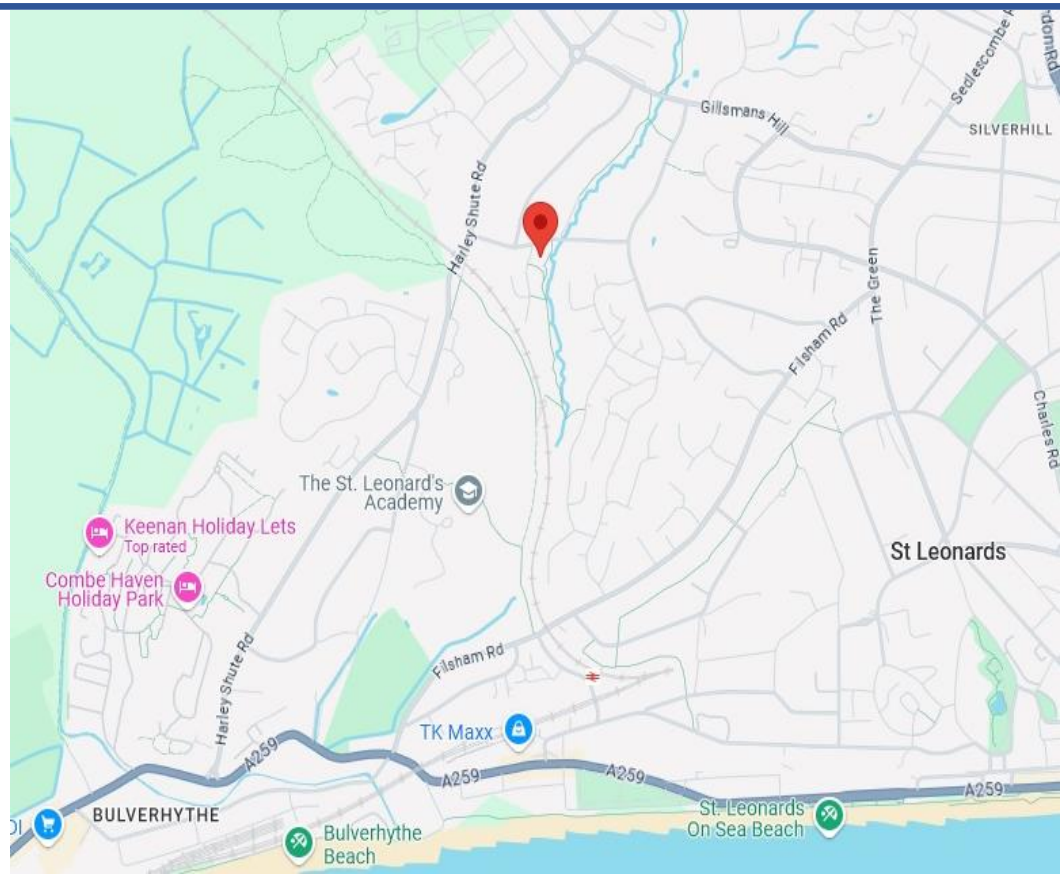
Ground Floor: 72 sq m (775 sq ft)
Reception, kitchen, storage, wc

Tenancy:

The property is at present let to Jai Shiri Krishna Limited (with personal guarantee) for a term of 10 years from 17th August 2026 at a current rent of £12,500 p.a. and the lease contains full repairing and insuring covenants. Rent review in in August 2029 open market upward only. No breaks. Deposit held of £3,125.

Tenure:

Long leasehold. To be held on a 999 year lease from completion at a ground rent of Peppercorn.



Location:

St Leonards-on-Sea is a town and seaside resort in the Borough of Hastings in East Sussex. The property is situated in a parade of commercial units in a predominantly residential area of St Leonards, with occupiers nearby including Tesco Express, Hair and Beauty salon and more.

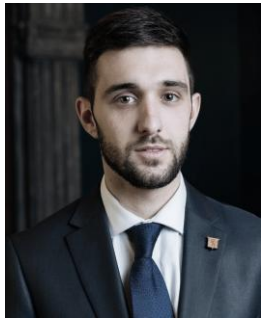
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Contacts:

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



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