

London SE25 - 73 High Street, South Norwood, SE25 6EB
Freehold Shop and Residential Ground Rent Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £175,000
- Gross Initial Yield: 5.94%
- Rent: £10,400 p.a.
- VAT is applicable to this property
- Asset Management Opportunity. Under rented (ERV circa £12,000)
- Comprising a shop and three flats (sold off)
- Well situated on High Street
- Occupiers close by include Coral, Townsends estate agents, Ladbrokes, Jukes & Co estate agents, The Post Office and NatWest, amongst others

Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 73 (Ground Floor Shop)	Gross Frontage 19'3" Net Frontage 15'11" Ground Floor 540 sq ft	Marcelmar Limited	1 year from 1st September 2019	£10,200	Note 1: FRI Note 2: Deposit held £2,203 Note 3: Reversion 2020
No. 73 (Basement Flat)	Residential	Individual	125 years from 21.01.2006 Rent doubles every 25 years	£100	Rising to £200 p.a. in 2031
No. 73A (First Floor Flat)	Residential	Individual	125 years from 21.12.2005 Fixed rental uplifts every 25th year	£50	Rising to £100 p.a. in 2030
No. 73B (Second Floor Flat)	Residential	Individual	125 years from 21.12.2005 Fixed rental uplifts every 25th year	£50	Rising to £100 p.a. in 2030
Total				£10,400	

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Contacts:

To view copies of the leases, information on the title, other information, please contact Prash Jaitley or Joseph Bachman.



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