

London IG1 - 8 Chapel Road, Ilford IG1 2AG
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



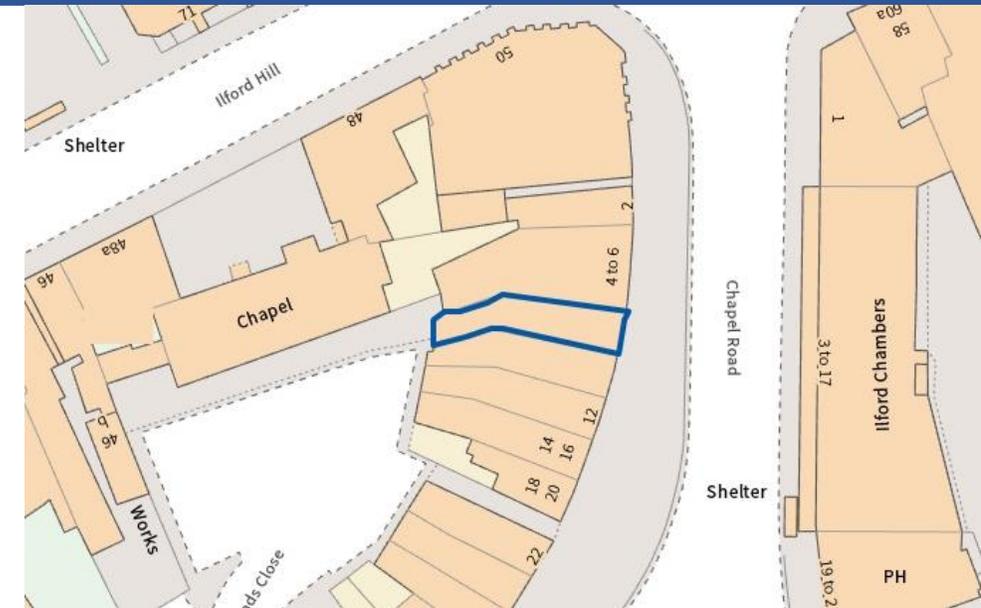
London IG1 - 8 Chapel Road, Ilford IG1 2AG

Freehold Retail & Residential Investment



Investment Consideration:

- Purchase Price: £900,000
- Gross Initial Yield: 6.47%
- Rental Income: £58,200 p.a.
- VAT is NOT applicable to this property
- Comprises Ground Floor Retail Shop (Front) , Restaurant with Basement (Rear) and 5-Bedroom Flat at First and Second Floor.
- The property benefits from use of a rear service road/car park.
- Located within short walk to Ilford train station
- Nearby occupiers include Barclays, NatWest, Iceland, Boots, and Starbucks, amongst many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 8a (Ground Floor - Front)	Retail Shop: 15 sq m (160 sq ft)	Individual	5 Years from 1 August 2019	£18,000	Note 1: FRI Note 2: Tenant option to determine at any time with minimum 1 month notice. Note 3: Deposit held of £4,500.
No. 8 (Ground Floor - Rear)	Restaurant: 84 sq m (907 sq ft) Dining Area, Kitchen, WCs Basement: 37 sq m (400 sq ft)	Individual	3 Years from 1 February 2020	£25,200	Note 1: FRI Note 2: No breaks
No. 8a (First/Second Floor)	Residential Flat: 95 sq m (1,026 sq ft) 5 Bedrooms, Kitchen, Living Room, Shower Room and Bathroom/WC	Property Masterz UK Ltd	5 Years from 1 May 2019	£15,000	Note 1: Guaranteed Rent Agreement
Total				£58,200	

London IG1 - 8 Chapel Road, Ilford IG1 2AG

Freehold Retail & Residential Investment



Property Description:

The property comprises ground floor retail shop at front, restaurant with basement storage at rear and a self-contained 5-bed flat on the first and second floor. In addition, the property benefits from use of a rear service road/car park.

The property provides the following accommodation and dimensions:

Ground Floor: Retail Shop	15 sq m	(160 sq ft)
Ground Floor: Restaurant	84 sq m	(907 sq ft)
Basement: Restaurant Storage	37 sq m	(400 sq ft)
First/Second Floor: Residential Flat	95 sq m	(1,026 sq ft)
5 Bedrooms, Kitchen, Living Room, Shower Room and Bathroom/WC		
Total area size:	231 sq m	(2,493 sq ft)

Tenancy:

The ground floor shop (front) is at present let to an Individual for a term of 5 Years from 1st August 2019 at a current rent of £18,000 per annum and the lease contains full repairing and insuring covenants. Tenant option to determine at any time with minimum 1 month notice. Deposit held of £4,500.

The ground floor restaurant (rear) is at present let to an Individual for a term of 3 Years from 1st February 2020 at a current rent of £25,200 per annum and the lease contains full repairing and insuring covenants. No breaks.

The first/second floor flat is at present let on a Guaranteed Rent Agreement to Property Masterz Uk Ltd for a term of 5 Years from 1st May 2019 at a current rent of £15,000 per annum.

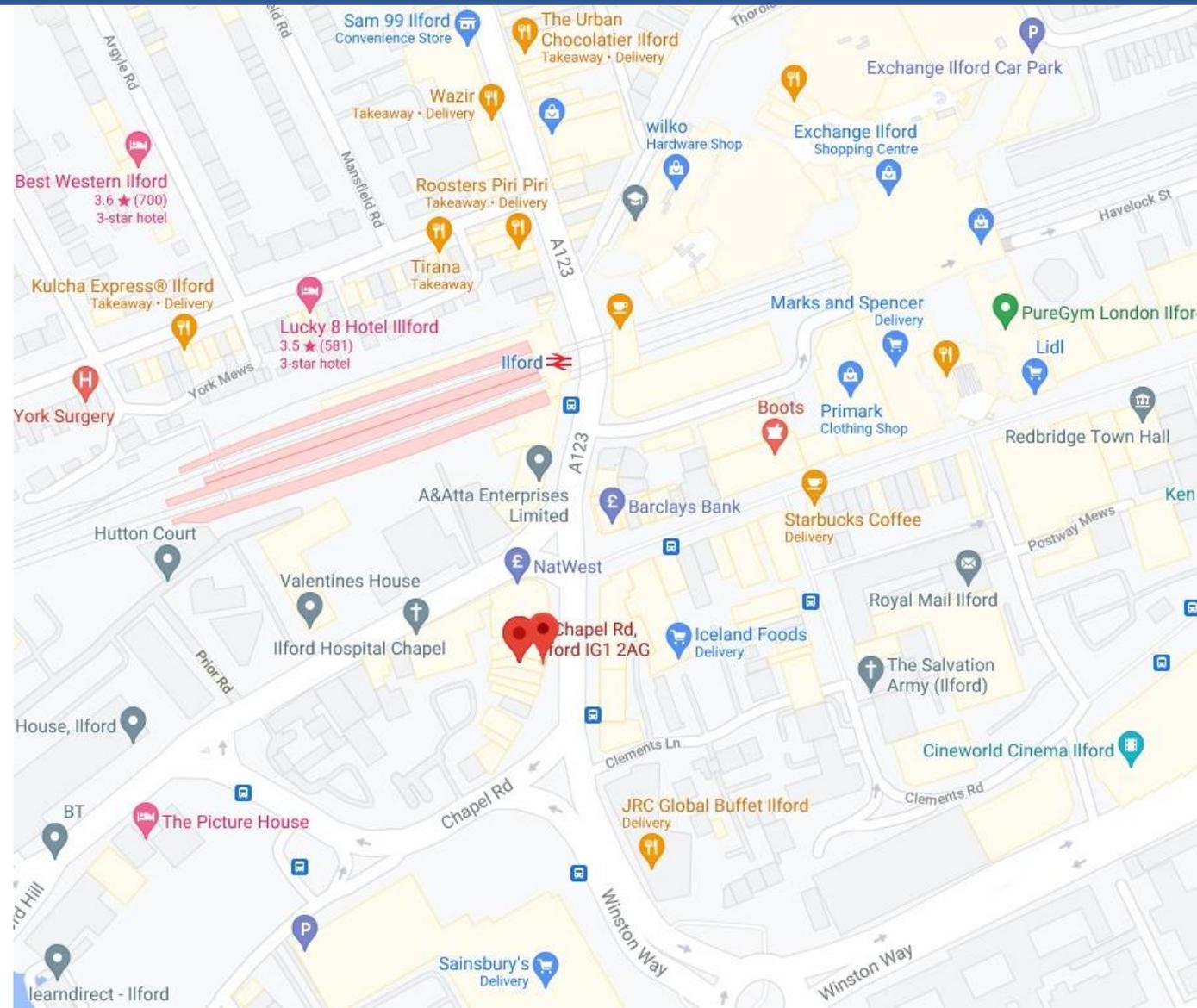


London IG1 - 8 Chapel Road, Ilford IG1 2AG Freehold Retail & Residential Investment



Location:

Ilford is a large town in east London, England, located in the ceremonial county of Greater London and the historic county of Essex. Identified as a metropolitan centre in the London Plan, Ilford is classed as a significant commercial and retail centre for the wider south east of England. The Property is located approximately 100 metres to The Exchange Mall shopping centre and within short walk to Ilford train station, which provides connections to London Liverpool Street, Shenfield and Stratford. Occupiers nearby include Barclays, NatWest, Iceland, Boots, and Starbucks, amongst many more.



London IG1 - 8 Chapel Road, Ilford IG1 2AG

Freehold Retail & Residential Investment

Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.