

Watford, 138A- 140A St Albans Road, Hertfordshire WD24 4FT
Long Leasehold Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Watford, 138A- 140A St Albans Road, Hertfordshire WD24 4FT

Long Leasehold Residential Investment



Investment Consideration:

- Purchase Price: £525,000
- Gross initial yield: 5.71%
- Rental Income: £30,000 p.a.
- Comprises two first floor self-contained flats situated within a mid-terrace building
- Leasehold. The property is held on a single lease for a term of 125 years from 24th June 1999 (thus having approximately 101 years unexpired) at a current ground rent of £100 per annum
- Situated on the east side of St Albans Road (A412), to the south of its junction with Brixton Road



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 138A (First Floor Flat)	Residential Flat: 65 sq m (700 sq ft) 2 Bedrooms, Kitchen and Bathroom	Individual	12 Months from 1 October 2023	£15,000	Note 1: AST Note 2: Deposit held of £1,050
No. 140A (First Floor Flat)	Residential Flat: 66 sq m (710 sq ft) 2 Bedrooms, Kitchen and Bathroom	Individual	12 Months from 4 August 2022	£15,000	Note 1: AST Note 2: Deposit held of £1,250
Total				£30,000	

Watford, 138A- 140A St Albans Road, Hertfordshire WD24 4FT

Long Leasehold Residential Investment



Property Description:

The property comprises two first floor self-contained flats situated within a mid-terrace building arranged over ground and first floors beneath a pitched roof.

The property provides the following accommodation and dimensions:

First Floor Flat (138a):	65 sq m	(700 sq ft)
First Floor Flat (140a):	66 sq m	(710 sq ft)

Tenancy:

Flat 138a is at present let on an AST to an Individual for a term of 12 Months from 1st October 2023 at a current rent of £15,000 per annum. Deposit held of £1,050.

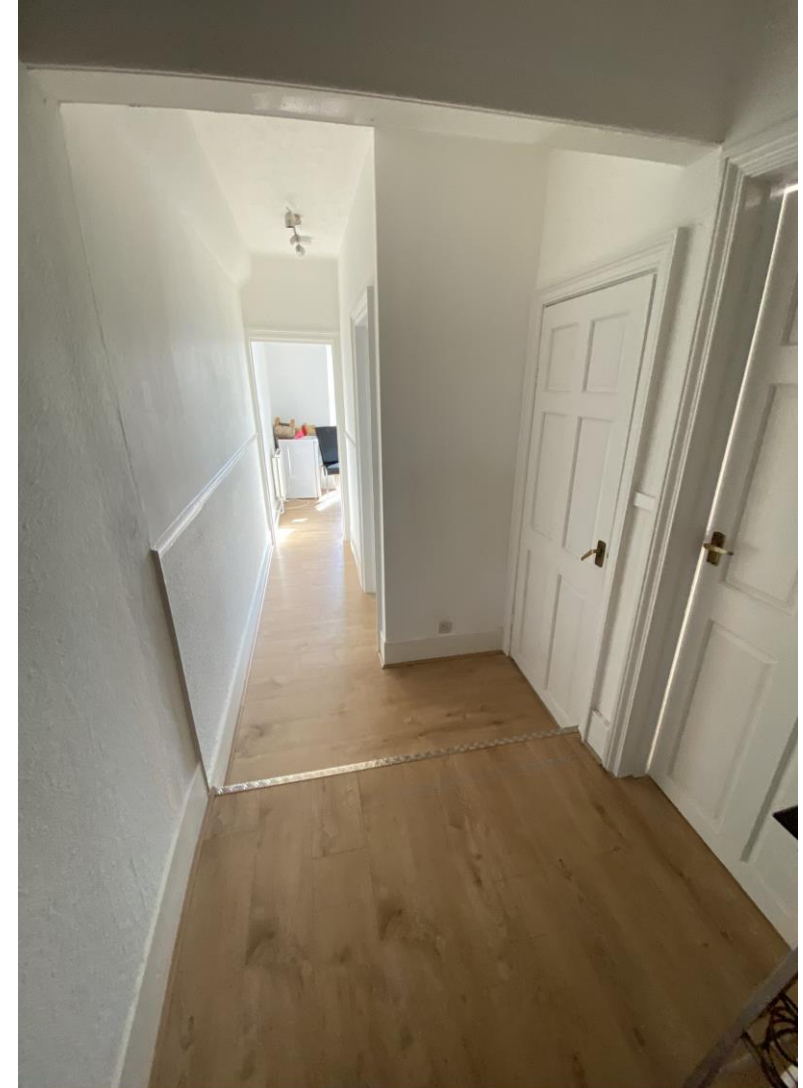
Flat 138b is at present let on an AST to an Individual for a term of 12 Months from 4th August 2022 at a current rent of £15,000 per annum. Deposit held of £1,250.

Tenure:

Leasehold. The property is held on a single lease for a term of 125 years from 24th June 1999 (thus having approximately 101 years unexpired) at a current ground rent of £100 per annum.



Watford, 138A- 140A St Albans Road, Hertfordshire WD24 4FT
Long Leasehold Residential Investment



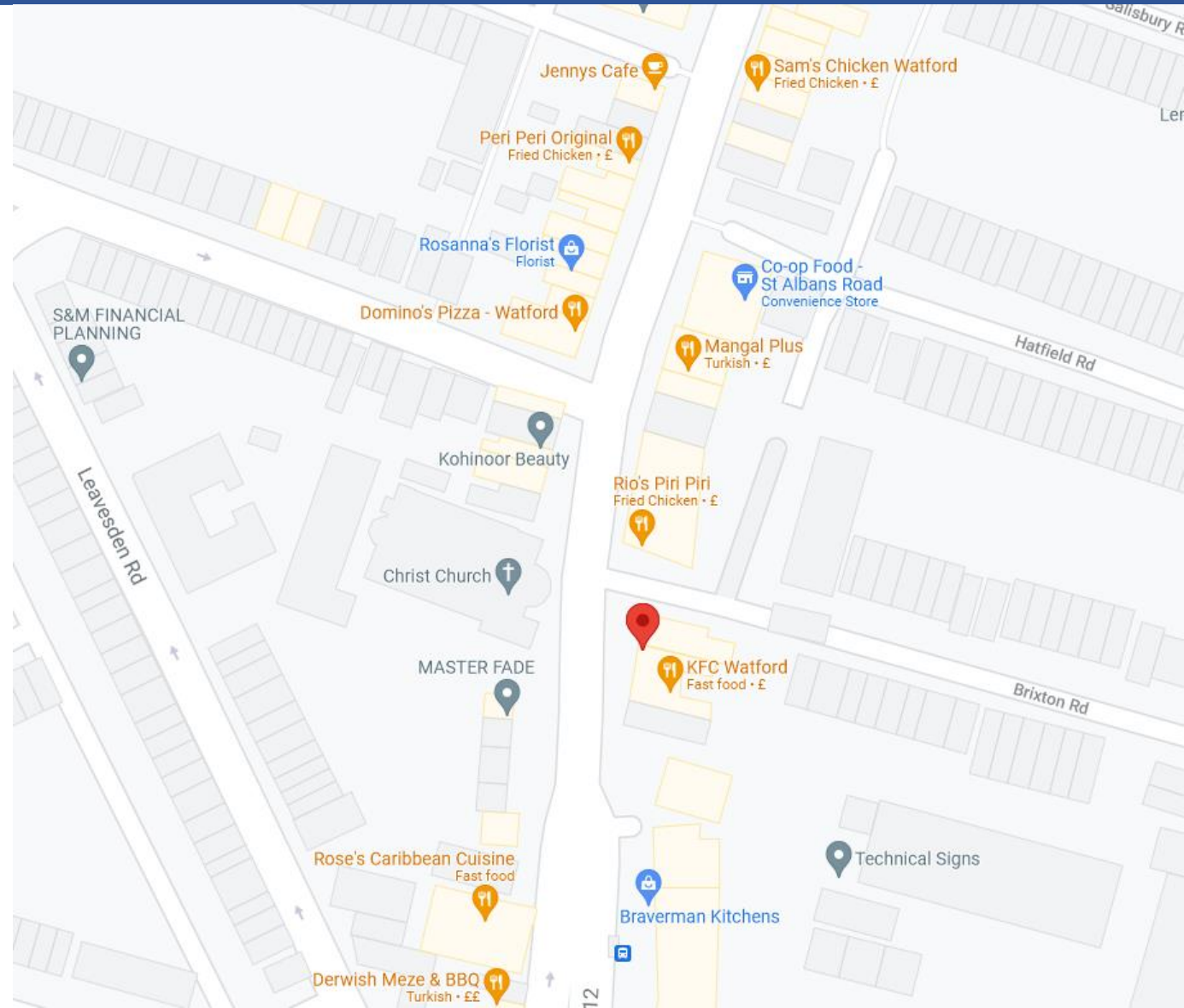
Watford, 138A- 140A St Albans Road, Hertfordshire WD24 4FT

Long Leasehold Residential Investment



Location:

The property is situated on the east side of St Albans Road (A412), to the south of its junction with Brixton Road. Local shops are available, with the further and more extensive facilities of Watford town centre and the Intu Shopping Centre also being within easy reach. Local bus routes run along St Albans Road (A412) and Rail and London Overground services run from Watford Junction Station, providing access into Central London. St Albans Road provides access to both the A41 and A405 and in turn the M1 Motorway. The open spaces of Cassiobury Public Park are also within reach.



Watford, 138A- 140A St Albans Road, Hertfordshire WD24 4FT

Long Leasehold Residential Investment

Contacts:

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



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



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@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.