

London SE6 - 127 Rushey Green, Catford SE6 4AA
Freehold Residential & Retail Ground Rent Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



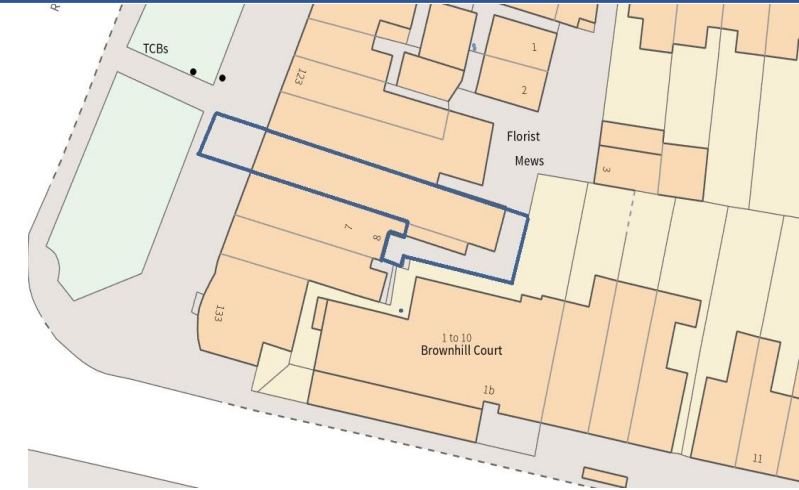
London SE6 - 127 Rushey Green, Catford SE6 4AA

Freehold Residential & Retail Ground Rent Investment



Investment Consideration:

- Purchase Price: £1,050,000
- Gross Initial Yield: 4.86%
- Rental Income: £51,000 p.a.
- VAT is NOT applicable to this property
- Comprises Ground Floor Takeaway (Sold-Off) and 3 Flats Above (2 x 2-Bed and 1 x 1-Bed)
- Flats refurbished to a high quality standard in 2021
- Total area size of 142 sq m (1,528 sq ft)
- Nearby occupiers include Catford Shopping Centre, Barclays, KFC, Argos, Nando`s, Domino`s and Post Office, amongst others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 127 (Ground Floor)	Gound Floor Takeaway: Sold-Off	Individual	999 Years from June 2023	Peppercorn	Note 1: FRI
No. 127A (First Floor)	2-Bedroom Flat - 50 sq m (538 sq ft) Open plan kitchen/living room, bathroom/WC	Individual	12 Months from 1 July 2023	£18,000	Note 1: AST
No. 127B (Second Floor)	2-Bedroom Flat - 50 sq m (538 sq ft) Open plan kitchen/living room, bathroom/WC	Individual	12 Months from 1 July 2023	£18,000	Note 1: AST
No. 127C (Third Floor)	1-Bedroom Flat - 42 sq m (452 sq ft) Open plan kitchen/living room, bathroom/WC	N & N Property Management Limited	12 Months from 1 June 2023	£15,000	Note 1: Guaranteed Rent Agreement
Total				£51,000	

London SE6 - 127 Rushey Green, Catford SE6 4AA

Freehold Residential & Retail Ground Rent Investment



Property Description:

The property comprises restaurant/takeaway at ground floor which has been sold-off on long leasehold with 2 x 2-bedroom and 1 x 1-bedroom flats above, providing the following accommodation and dimensions:

Ground Floor: Takeaway *Sold-Off*

First Floor: 2-Bed Flat 50 sq m (538 sq ft)
Kitchen/Living Room, 2 Bedrooms, Bathroom

Second Floor: 2-Bed Flat 50 sq m (538 sq ft)
Kitchen/Living Room, 2 Bedrooms, Bathroom

Top Floor: 1-Bed Flat 42 sq m (452 sq ft)
Kitchen/Living Room, 1 Bedroom, Bathroom

Total area size: 142 sq m (1,528 sq ft)



London SE6 - 127 Rushey Green, Catford SE6 4AA

Freehold Residential & Retail Ground Rent Investment



Tenancy:

Flat 127A has let agreed on AST to an Individual for a term of 12 Months from 1th July 2023 at a rent of £18,000 p.a.

Flat 127B has let agreed on AST to an Individual for a term of 12 Months from 1th July 2023 at a rent of £18,000 p.a.

Flat 127C has let agreed on Guaranteed Rent Agreement to N & N Property Management Limited for a term of 12 Months from 1th June 2023 at a rent of £15,000 p.a.

The Ground Floor Restaurant has been sold off on long leasehold for a term of 999 Years from June 2023 at a ground rent of peppercorn.



London SE6 - 127 Rushey Green, Catford SE6 4AA

Freehold Residential & Retail Ground Rent Investment



Location:

Catford is a district of south east London, England, and the administrative centre of the London Borough of Lewisham. It is southwest of Lewisham itself, mostly in the Rushey Green and Catford South wards. The district is served by two railway stations, Catford and Catford Bridge. Catford Station provides Thameslink services to Kentish Town, London Blackfriars, Orpington via Bromley South and to Sevenoaks via Bromley South and Swanley. Catford Bridge Station is served by South-Eastern services to London Charing Cross, London Cannon Street via Lewisham and to Hayes. The district's main road is A205 South Circular which crosses South London, running from Woolwich in the east to the junction of the A406 (North Circular Road), the M4 and the A4 at Gunnersbury in the west. Nearby occupiers include Catford Shopping Centre, Barclays, KFC London, Argos, Nando's, Domino's and Post Office, amongst others.



London SE6 - 127 Rushey Green, Catford SE6 4AA

Freehold Residential & Retail Ground Rent 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.