

London UB8 - 18 High Street, Uxbridge UB8 1JN
Virtual Freehold Medical/Office Investment with
Future Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT





Investment Consideration:

- OIEO: £525,000
- Gross Initial Yield: 7.15%
- Rental Income: £37,550 p.a.
- VAT is NOT applicable to this property
- Grade II Listed Building
- Comprises first floor beauty clinic and second floor office premises
- Total area size of 194 sq m (2,088 sq ft)
- Future development potential to convert to multiple residential units, STTP
- Located within short walk to Uxbridge Underground Station
- Nearby occupiers include HSBC, Santander, Lloyds, Boots, Costa Coffee and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 18 (First Floor)	Beauty Clinic: 129 sq m (1,388 sq ft) Reception Area, Treatment Rooms, Office, WC	Smart Clinics Ltd	10 Years from 25 March 2023	£29,000	Note 1: IRI Note 2: Rent review in March 2028 open market upward only Note 3: Tenant option to determine in March 2028 with min 9 months notice Note 4: Lease renewal. Tenant in occupation since 2013 Note 5: Deposit held of £12,000 Note 6: Lease within Landlord & Tenant Act 1954
No. 18 (Second Floor)	Office Space: 65 sq m (700 sq ft) Office Rooms, Kitchenette, WC	Rose Williams Limited	15 Years from 24 March 2014	£8,550	Note 1: IRI Note 2: Upward only rent review in March 2024 Note 3: Tenant option to determine in March 2024 Note 4: Lease within Landlord & Tenant Act 1954
Total				£37,550	



Property Description:

Comprises First Floor Beauty Clinic and Second Floor Office Premises in a Three-Storey Grade II Listed Building.

The property provides the following accommodation and dimensions:

First Floor: Beauty Clinic - 129 sq m (1,388 sq ft)
Reception Area, Treatment Rooms, Office, WC

Second Floor: Office Space - 65 sq m (700 sq ft)
Office Rooms, Kitchenette, WC

Tenancy:

The first floor is at present let to Smart Clinics for a term of 10 Years from 25th March 2023 at a current rent of £29,000 per annum and the lease contains internal repairing and insuring covenants. Deposit held of £12,000. Lease within Landlord & Tenant Act 1954. Rent review in March 2028 open market upward only. Tenant option to determine in March 2028 with min 9 months notice. Lease renewal. Tenant in occupation since 2013.

The second floor is at present let to Rose Williams Limited for a term of 15 Years from 24th March 2014 at a current rent of £8,550 per annum and the lease contains internal repairing and insuring covenants. Upward only rent review and tenant option to determine in March 2024. Lease within Landlord & Tenant Act 1954.



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Development Potential:

Development potential to convert existing medical and office premises to self-contained residential flats, subject to obtaining the necessary consents. Freeholder consent for change of use granted.

The proposed development would provide the following accommodation and dimensions:

First Floor: 129 sq m (1,388 sq ft)

Flat 1 – Open plan Kitchen/Living room, Bedroom, Bathroom

Flat 2 – Open plan Kitchen/Living room, Bedroom, Bathroom

Flat 3 – Open plan Kitchen/Living room, Bedroom, Bathroom

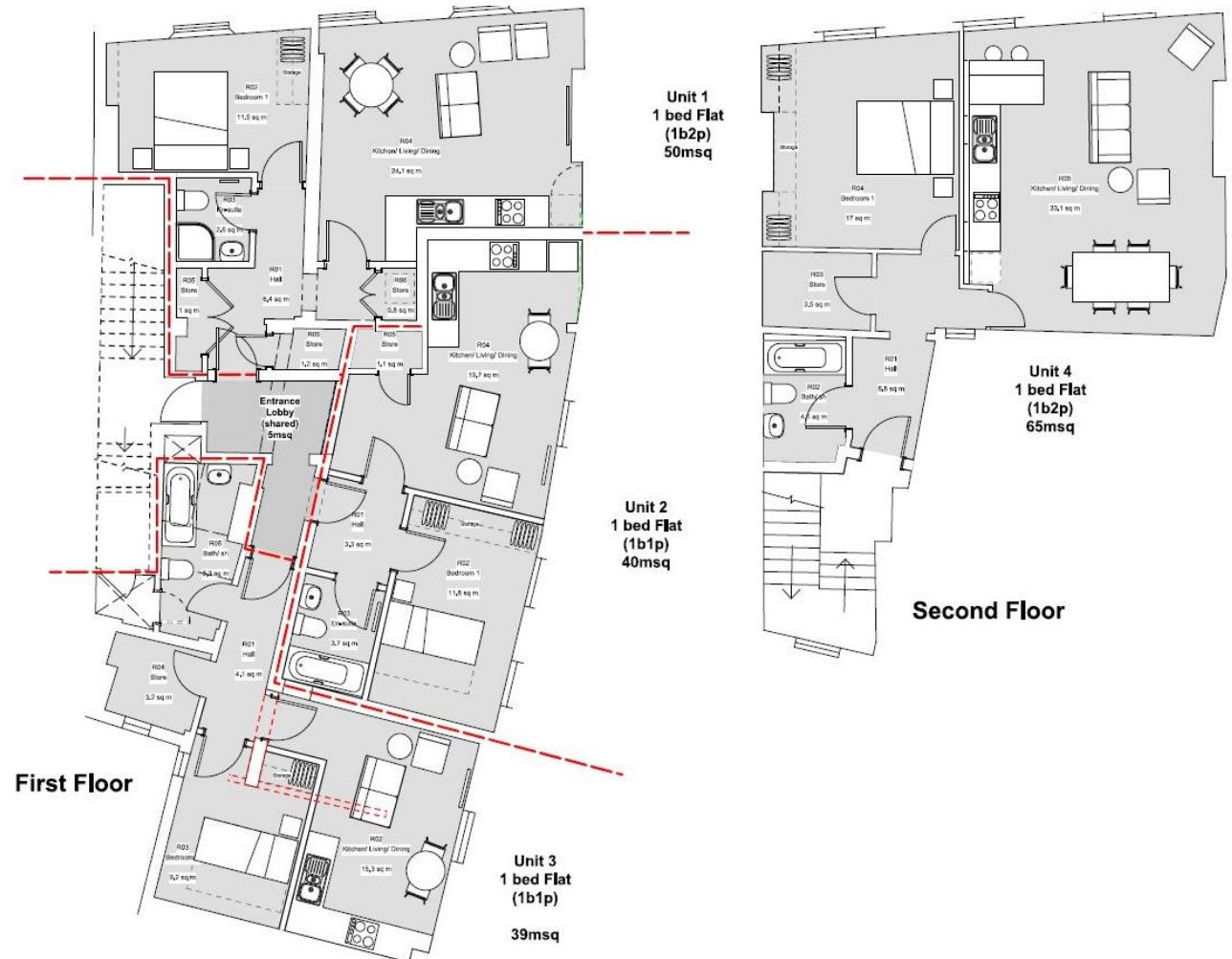
Second Floor: 65 sq m (700 sq ft)

Flat 4 – Open plan Kitchen/Living room, Bedroom, Bathroom

Total GIA: 194 sq m (2,088 sq ft)

Tenure:

Virtual Freehold. Held on a 999 Year Lease from the 19th November 2021 at peppercorn ground rent.



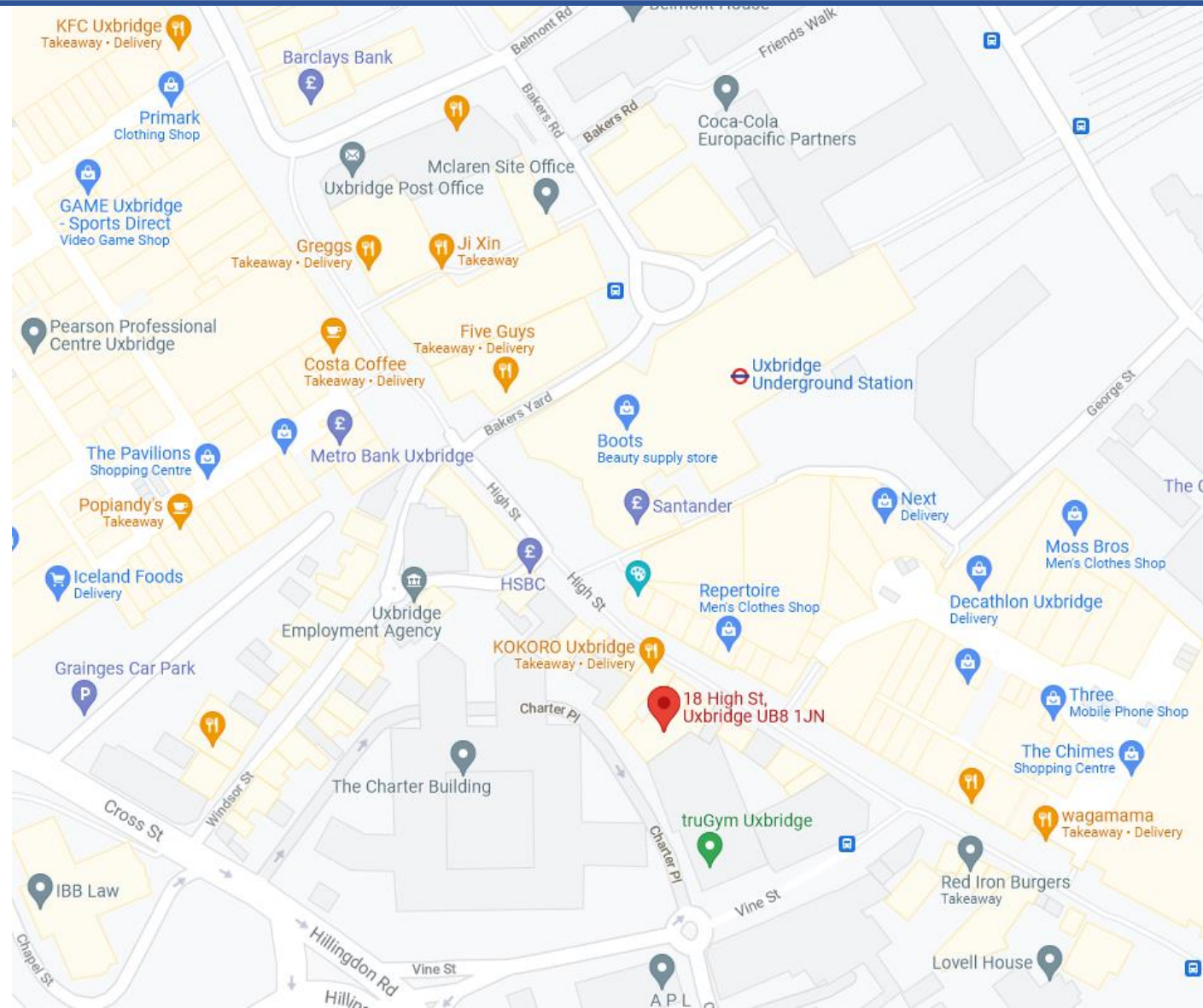
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Location:

Uxbridge is a suburban town in West London and the administrative headquarters of the London Borough of Hillingdon. Situated 15.4 miles west-northwest of Charing Cross, it is one of the major metropolitan centres identified in the London Plan. The property is located within short walk to Uxbridge Underground Station, providing direct and fast access to Central London. Nearby occupiers include HSBC, Santander, Lloyds, Boots, Five Guys, Costa Coffee and more.



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Contacts:

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



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PROPERTY INVESTMENT & DEVELOPMENT

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