

London NW10 – 4/5 Bank Buildings, High Street, Harlesden NW10 4LT
Freehold Residential Block & Retail Ground Rent Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Residential Block & Retail Ground Rent Investment



Investment Consideration:

- Purchase Price: £2,400,000
- Rental Income: £113,880p.a.
- ERV: £122,304 p.a. GIY ~ 5.10%
- VAT is NOT applicable to this property
- Comprises 6 x Two-Bedroom Apartments and 2 x Ground Floor Retail Shops (sold-off), arranged over Ground, Lower Ground, First, Second and Third floor.
- Total area size of 358 sq m (3,886 sq ft)
- Located on the High Street within a 10 minute walk to Willesden Junction Station which provides direct services to Central London
- Nearby occupiers include Tesco Metro, William Hill, Specsavers, Superdrug, Subway and Burger King, amongst others.



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat A (First Floor)	Two-Bedroom Flat - 61 sq m (657 sq ft)	RMG Housing	3 Years from 8 July 2019	£18,980	Note 1: Guaranteed Rent Agreement
Flat B (First Floor)	Two-Bedroom Flat - 65 sq m (689 sq ft)	Individual	12 Months from 10 June 2019	£18,980	Note 1: AST
Flat C (Second Floor)	Two-Bedroom Flat - 55 sq m (592 sq ft)	RMG Housing	3 Years from 8 July 2019	£18,980	Note 1: Guaranteed Rent Agreement
Flat D (Second Floor)	Two-Bedroom Flat - 65 sq m (700 sq ft)	RMG Housing	3 Years from 15 July 2019	£18,980	Note 1: Guaranteed Rent Agreement
Flat E (Third Floor)	Two-Bedroom Flat - 62 sq m (667 sq ft)	RMG Housing	3 Years from 15 April 2019	£18,980	Note 1: Guaranteed Rent Agreement
Flat F (Third Floor)	Two-Bedroom Flat - 50 sq m (538 sq ft)	RMG Housing	3 Years from 15 July 2019	£18,980	Note 1: Guaranteed Rent Agreement
No. 4 - Commercial (Ground Floor)	Retail Shop - 140 sq m (1,507 sq ft)	Sold-off	Long Leasehold	Peppercorn	
No. 5 - Commercial (Ground Floor)	Retail Shop - 155 sq m (1,668 sq ft)	Sold-off	Long Leasehold	Peppercorn	

*Note - Current rent is £113,880, the vendor will top up the rent so that the buyer receives the equivalent of £122,304 from completion.

**Total
ERV**

**£113,880
£122,304***

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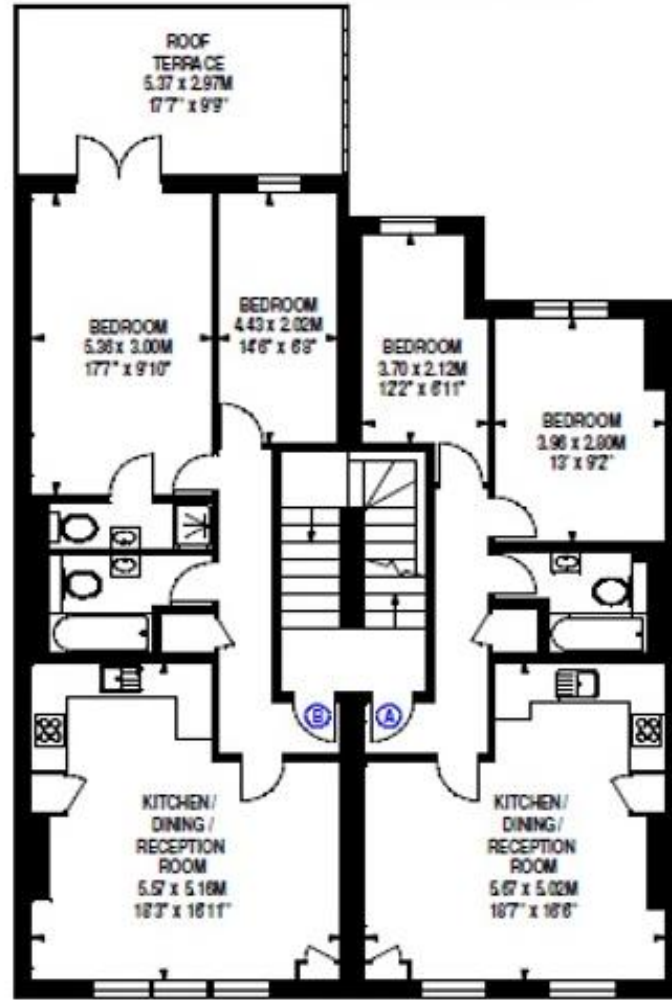
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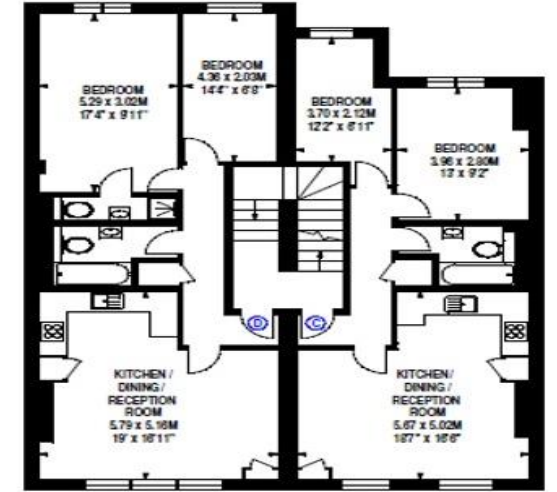
Property Description:

The property comprises 6 x Two-Bedroom Apartments and 2 x Ground Floor Retail Shops (sold-off) arranged over Ground, Lower Ground, First, Second and Third floor, providing the following accommodation and dimensions:

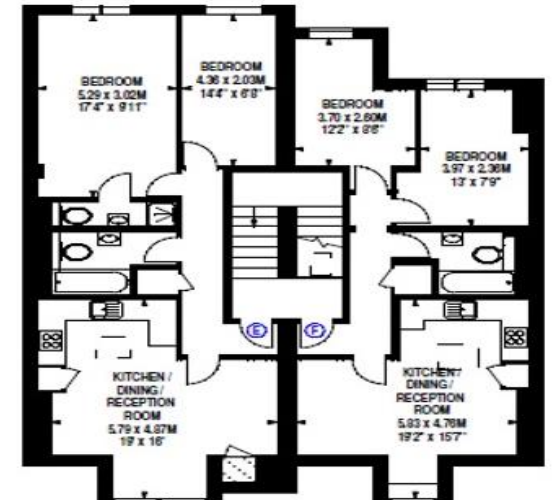
First Floor:	Flat A	61 sq m	(700 sq ft)
First Floor:	Flat B	65 sq m	(689 sq ft)
Second Floor:	Flat C	55 sq m	(592 sq ft)
Second Floor:	Flat D	65 sq m	(700 sq ft)
Third Floor:	Flat E	62 sq m	(667 sq ft)
Third Floor:	Flat F	50 sq m	(538 sq ft)
Ground Floor:	Shop at No.4	sold-off	
Ground Floor:	Shop at No.5	sold-off	
Total area size:		358 sq m	(3,886 sq ft)



First Floor



Second Floor



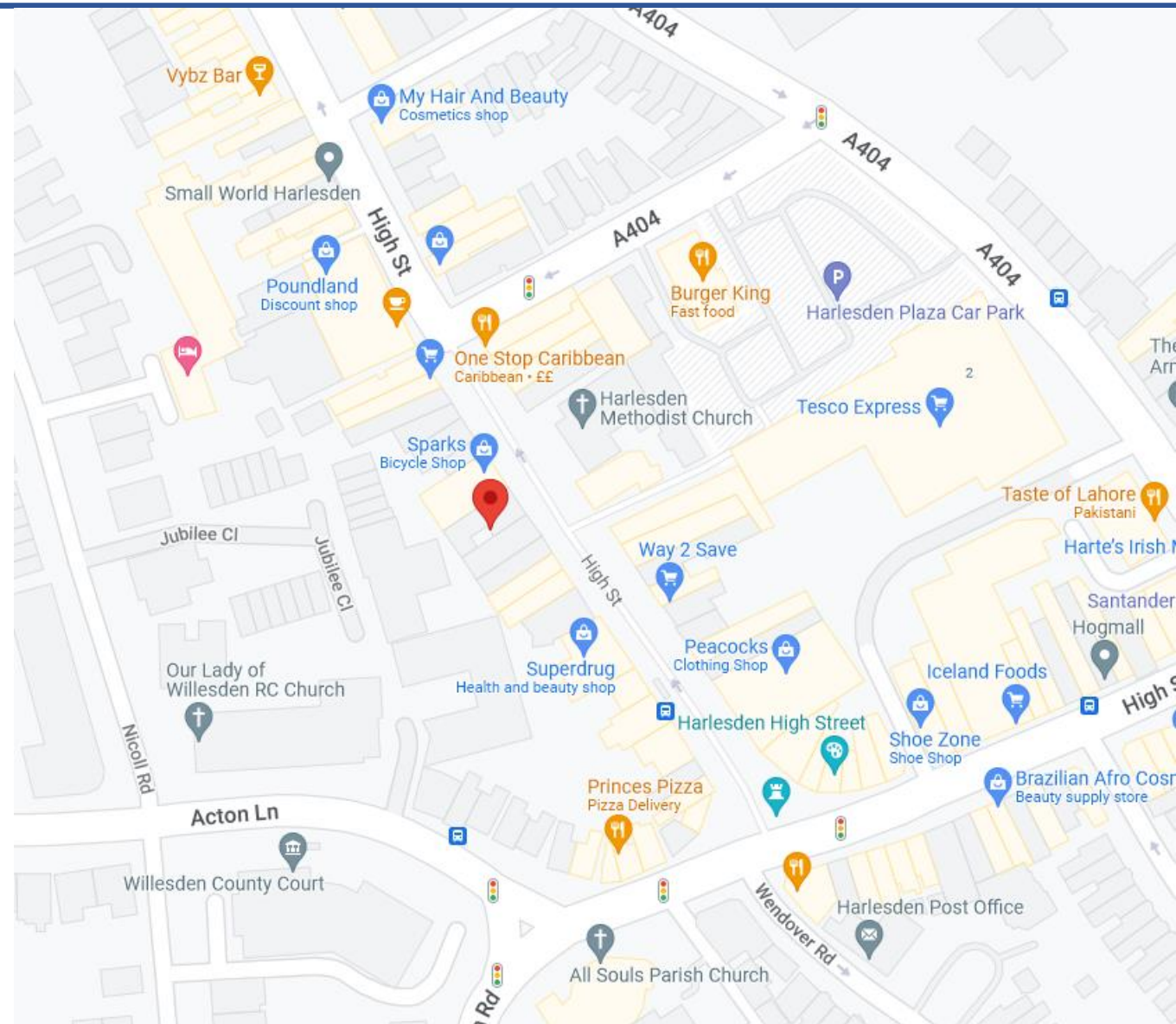
Third Floor

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Location:

Harlesden is an up-and-coming residential area known for its multicultural vibe, with a buzzing dining scene encompassing Caribbean, Brazilian, and Lebanese cuisines. Its busy High Street offers take-out restaurants and international grocery stores, plus the cast-iron Jubilee Clock, a late-19th-century landmark. The property is located on the High Street within a 10 minute walk to Willesden Junction Station which provides direct services to Central London. Nearby occupiers include Tesco Metro, William Hill, Specsavers, Superdrug, Subway and Burger King, amongst others.



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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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