

London N4 – Unit B, Parkway Apartments, Goodchild Road N4 2BL Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



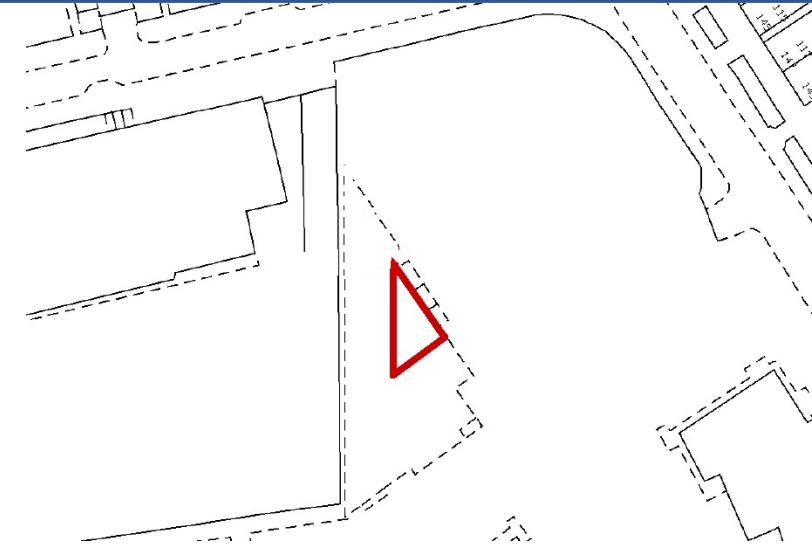
London N4 – Unit B, Parkway Apartments, Goodchild Road N4 2BL

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £330,000
- Gross Initial Yield: 5.21%
- Rental Income: £17,194.54 p.a.
- VAT is applicable to this property
- Comprises ground floor retail unit part of a residential complex build in 2011
- Rent review linked to RPI in December 2026
- Located within short walk to Manor House Underground Station and Finsbury Park, with occupiers nearby including Sainsbury's Local, Post Office and more.



Tenancies and Accommodation:

Property	Accommodation		Lessee & Trade	Term	Current Rent £ p.a.	Notes
Unit B (First Floor)	Estate Agents:	54.90 sq m (590 sq ft)	Jones Lang LaSalle Limited	20 Years from 25 December 2011	£17,194.54	Note 1: FRI Note 2: Rent review linked to RPI in December 2026. Note 3: Mutual option to determine in December 2026 with min 6 month's notice. Break clause in 2021 NOT exercised. Note 4: Deposit held of £7,516.80 Note 5: Lease outside Landlord & Tenant Act 1954
	Gross Frontage	13.10 m (42' 11")				
	Net Frontage	8.95 m (29' 4")				
	Shop & Built Depth	7.95 m (26' 1")				
Total					£17,194.54	

London N4 – Unit B, Parkway Apartments, Goodchild Road N4 2BL

Virtual Freehold Retail Investment



Property Description:

Comprises ground floor retail unit trading as an Estate Agents. The property forms part of a newly-build residential complex by Berkeley Homes PLC and provides the following accommodation and dimensions:

Unit B: Estate Agents	54.90 sq m	(590 sq ft)
Gross Frontage	13.10 m	(42' 11")
Net Frontage	8.95 m	(29' 4")
Shop & Built Depth	7.95 m	(26' 1")

Tenure:

Long Leasehold. Held on a 999 Year Lease from 25th September 2009 at a ground rent of £50 per annum.

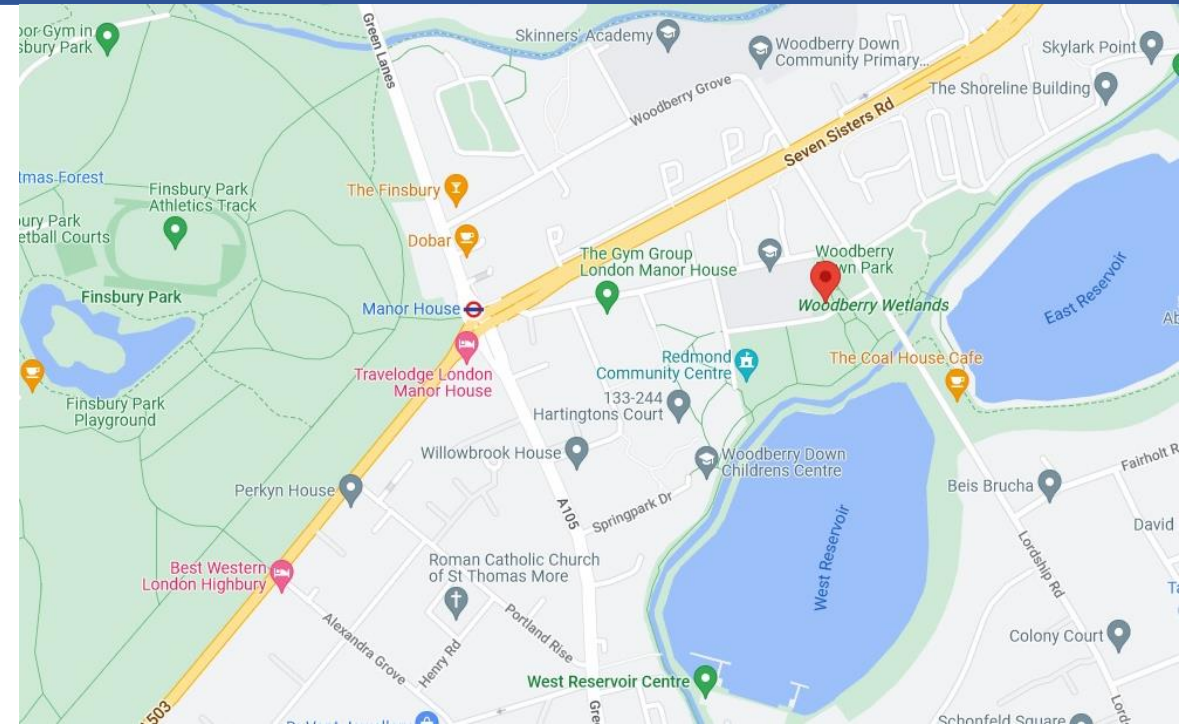


London N4 – Unit B, Parkway Apartments, Goodchild Road N4 2BL Virtual Freehold Retail Investment



Tenancy:

Unit B is at present let to Jones Lang LaSalle Limited for a term of 20 years from 25th December 2011 at a current rent of £17,194.54 p.a and the lease contains full repairing and insuring covenants. Rent review linked to RPI in December 2026. Mutual option to determine in December 2026 with minimum 6 month`s notice. Break clause in 2021 NOT exercised. Deposit held of £7,516.80. Lease outside Landlord & Tenant Act 1954.



Location:

Manor House is a densely populated suburb of North London, located south of Haringay, north of Stoke Newington and is well served for tube access to Central London via the Piccadilly Line. The properties are situated along Woodberry Grove, to the south of the A503, the Seven Sisters Road. Manor House Underground Rail Station is within 10 minutes walking distance. Woodberry Park is a recent development by Berkeley Homes adjacent to local park and reservoirs and comprises some 800 residential units with a planned expansion of up to 5,000 units by 2030. The property is located within short walk to Manor House Underground Station and Finsbury Park, with occupiers nearby including Sainsbury`s Local, Post Office and more.

London N4 – Unit B, Parkway Apartments, Goodchild Road N4 2BL

Virtual Freehold Retail 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.