

London IG1 - 211 High Road, Ilford IG1 1LX
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



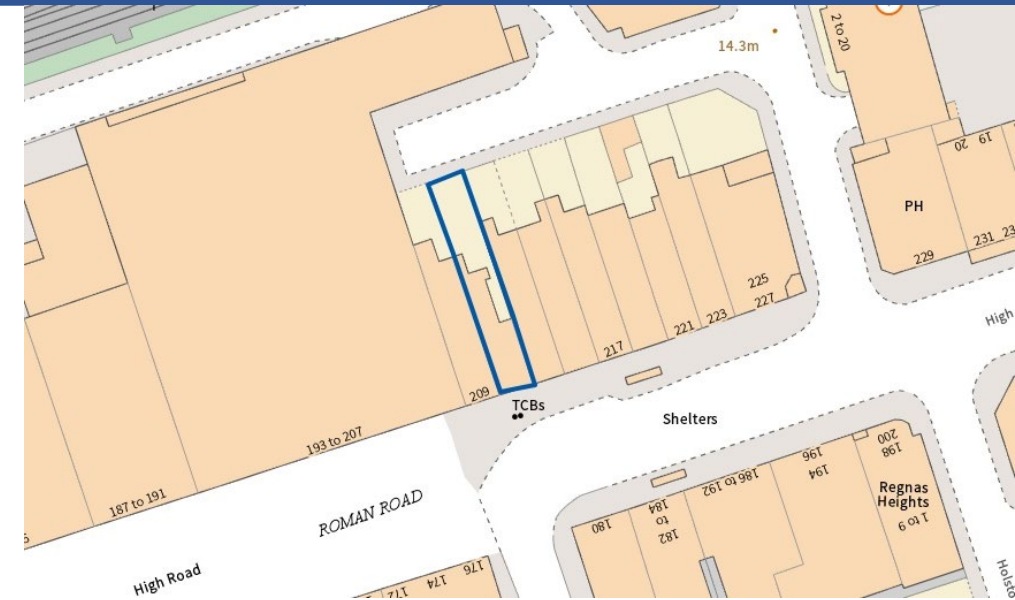
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Investment Consideration:

- Purchase Price: £1,430,000
- Gross Initial Yield: 5.00%
- Rental Income: £71,540 p.a.
- VAT is NOT applicable to this property
- Comprises Retail Shop, 2-Bed Flat, 1-Bed Flat and a Studio Flat arranged over Ground, Basement, First and Second floors
- New appliances installed in all flats in 2022. Flat 2 refurbished in 2022.
- Property benefits from rear yard off-street car parking for approx two vehicles
- Potential to extend at rear, subject to obtaining the necessary consents.
- Total area size of 390 sq m (4,199 sq ft)
- Located within 0.3 miles to Ilford train station
- Nearby occupiers include Greggs, Sainsburys, KFC, Argos, Santander and many more



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 211 (Ground Floor/Basement)	Retail Shop 246 sq m (2,648 sq ft) Retail Area, Reception, Storage, Kitchenette, WC	Harvey & Thompson Limited	15 Years from 19 October 2012	£35,000	Note 1: FRI Note 2: No breaks
Flat 1 (First/Second Floor)	Residential Flat: 64 sq m (689 sq ft) 2 Bedrooms, Open plan kitchen/living room, Bathroom/WC	Individuals	12 Months from 9 April 2022	£15,600	Note 1: AST
Flat 2 (First Floor)	Residential Studio: 36 sq m (388 sq ft) Double bed, Kitchenette, Bathroom/WC	Individuals	6 Months from 24 April 2021 (Holding Over)	£9,900	Note 1: AST Note 2: Deposit held of £825
Flat 3 (Second Floor)	Residential Flat: 44 sq m (474 sq ft) 1 Bedroom, Open plan kitchen/living room, Bathroom/WC	Individuals	4 Months from 2 March 2020 (Holding Over)	£11,040	Note 1: AST Note 2: Personal guarantee Note 3: Deposit held of £920
Total				£71,540	

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Property Description:

The property comprises ground floor retail shop with basement storage, 2-bed maisonette, 1-bed flat and a studio flat arranged over first and second floors. The property has a main frontage to the High Road, with separate access to the residential accommodation at the rear via Havelock Street. Externally, the property has a rear yard where there is off-street car parking for approximately two vehicles. Potential to extend at rear, subject to obtaining the necessary consents.

The property provides the following accommodation and dimensions:

Ground Floor/Basement: Shop	246 sq m	(2,648 sq ft)
Retail Area, Reception, Storage, Kitchenette, WC		
First/Second Floor: Flat 1	64 sq m	(689 sq ft)
2 Bedrooms, Open plan kitchen/living room, Bathroom/WC		
First Floor: Studio Flat 2	36 sq m	(388 sq ft)
Double bed, Kitchenette, Bathroom/WC		
Second Floor: Flat 3	44 sq m	(474 sq ft)
1 Bedroom, Open plan kitchen/living room, Bathroom/WC		
Total area size:	390 sq m	(4,199 sq ft)



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Tenancy:

The ground floor shop is at present let to Harvey & Thompson Limited for a term of 15 years from 19th October 2012 at a current rent of £35,000 per annum and the lease contains full repairing and insuring covenants. No breaks.

Flat 1 is at present let on AST to an Individuals for a term of 12 Months from 9th April 2022 at a current rent of £15,600 per annum.

Flat 2 is at present let on AST to an Individuals for a term of 6 Months from 24th April 2021 at a current rent of £9,900 per annum.
Deposit held of £825 (1 month).

Flat 3 is at present let on AST to an Individuals for a term of 4 Months from 2nd March 2020 at a current rent of £11,040 per annum.
Deposit held of £920 (1 month).



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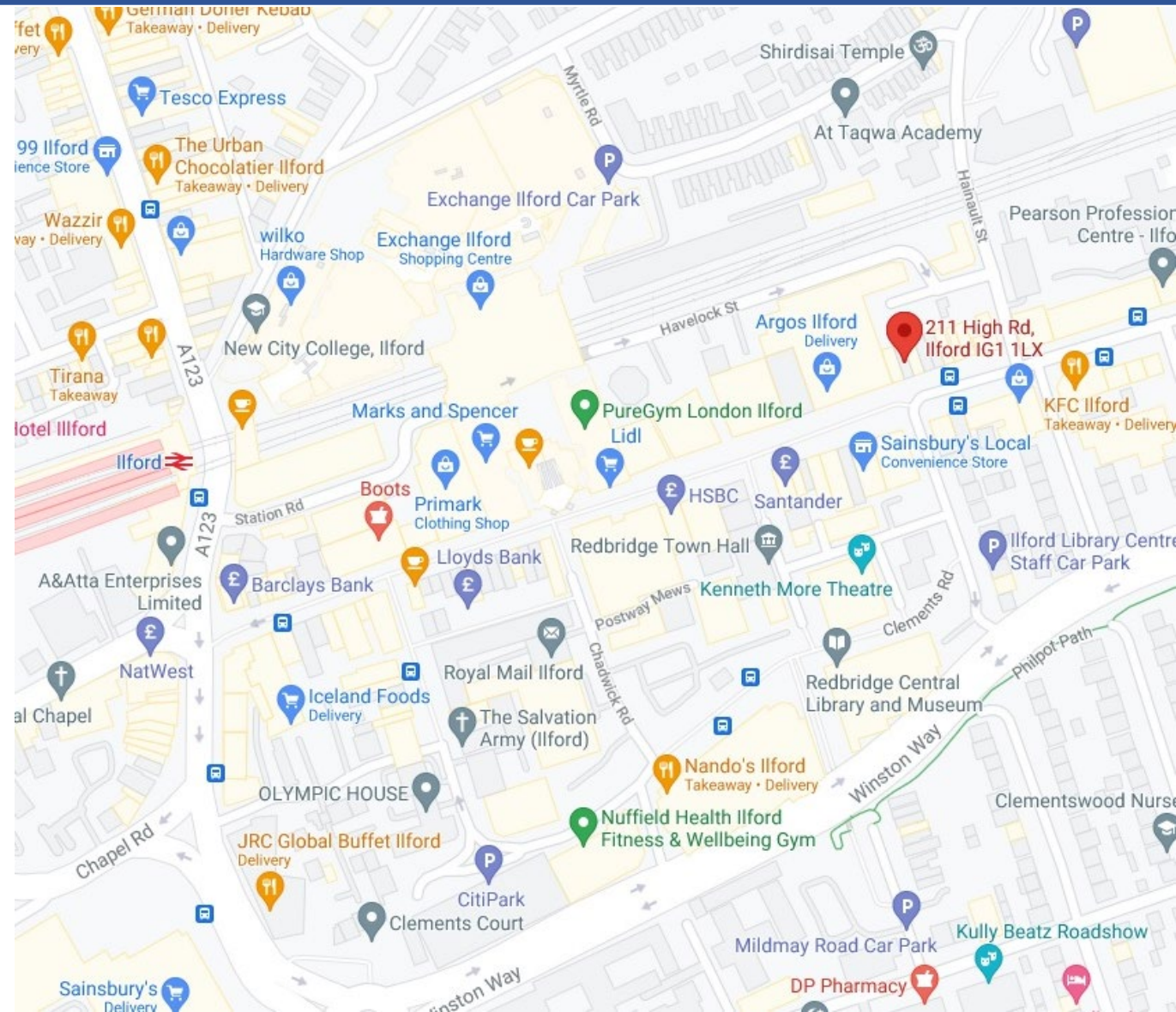


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Location:

Ilford is a large town in east London, England, located in the ceremonial county of Greater London and the historic county of Essex. Identified as a metropolitan centre in the London Plan, Ilford is classed as a significant commercial and retail centre for the wider south east of England. The Property is situated on the High Road approximately 150 metres to The Exchange Mall shopping centre and 0.3 miles from Ilford Railway Station, which provides connections to London Liverpool Street, Shenfield and Stratford. Occupiers nearby include Greggs, Sainsburys, KFC, Argos, Santander and many 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.



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

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