

London SE19 - 69 Anerley Road SE19 2AS  
Freehold Retail & Residential Ground Rent Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# London SE19 - 69 Anerley Road SE19 2AS

## Freehold Retail & Residential Ground Rent Investment



### Investment Consideration:

- Purchase Price: £180,000
- Gross Initial Yield: 7.98%
- Rental Income: £14,360 p.a.
- VAT is NOT applicable to this property
- Comprises two ground floor shops and four residential flats (sold-off)
- Potential to increase income by letting out advertising space at the front
- Unit 1 tenant refurbished the property in 2019. Café rated 4.8/5 Stars on Google
- Unit 2 tenant has been in occupation for more than 10 years
- Located within short walk to Crystal Palace Train Station and Crystal Palace Park.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No.69 - Unit 1 (Ground Floor)	Café: 20 sq m (220 sq ft) Open plan retail, Storage, WC	Individual	5 Years from 25 November 2019	£8,400	Note 1: FRI Note 2: Deposit held of £2,800
No.69 - Unit 2 (Ground Floor)	Shop: 17 sq m (180 sq ft) Open plan retail, Storage, WC	Frozen Water	3 Years from 15 May 2019 (Holding Over)	£5,160	Note 1: FRI Note 2: In occupation for more than 10 Years
No. 69 (Basement Floor)	Residential Flat - Sold Off	Individual	125 Years from 24 June 2004	£200	Note 1: FRI Note 2: Reversion 2129
No. 69 - Flat 1 (First Floor)	Residential Flat - Sold Off	Individual	125 Years from 24 June 2004	£200	Note 1: FRI Note 2: Reversion 2129
No. 69 - Flat 2 (Second Floor)	Residential Flat - Sold Off	Individual	125 Years from 24 June 2004	£200	Note 1: FRI Note 2: Reversion 2129
No. 69 - Flat 3 (Third Floor)	Residential Flat - Sold Off	Individual	125 Years from 24 June 2004	£200	Note 1: FRI Note 2: Reversion 2129
<b>Total</b>				<b>£14,360</b>	

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### Property Description:

The property comprises 2 x Retail Units and Vacant Advertising Board at Ground Floor and 4 Residential Flats which have been sold-off on long leaseholds, providing the following accommodation and dimensions:

**Ground Floor: 37 sq m (400 sq ft)**

Retail Unit A: Café - 20 sq m (220 sq ft)

Retail Unit B: Shop - 17 sq m (180 sq ft)

Basement: Residential Flat (Sold-Off)

First Floor: Residential Flat (Sold-Off)

Second Floor: Residential Flat (Sold-Off)

Third Floor: Residential Flat (Sold-Off)



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### Tenancy:

Unit A is at present let to an Individual t/a Mozart London Café for a term of 5 Years from 25<sup>th</sup> November 2019 at a current rent of £8,400 per annum and the lease contains full repairing and insuring covenants. Deposit held of £2,800.

Unit B is at present let to Frozen Water for a term of 3 Years from 15<sup>th</sup> May 2019 (Holding Over) at a current rent of £5,160 per annum and the lease contains full repairing and insuring covenants.

All 4 Residential Flats have been sold-off on long leaseholds for a term of 125 Years from 24<sup>th</sup> June 2004 at a ground rent of £200 p.a. each. (£800 p.a. in total). Reversion 2129.



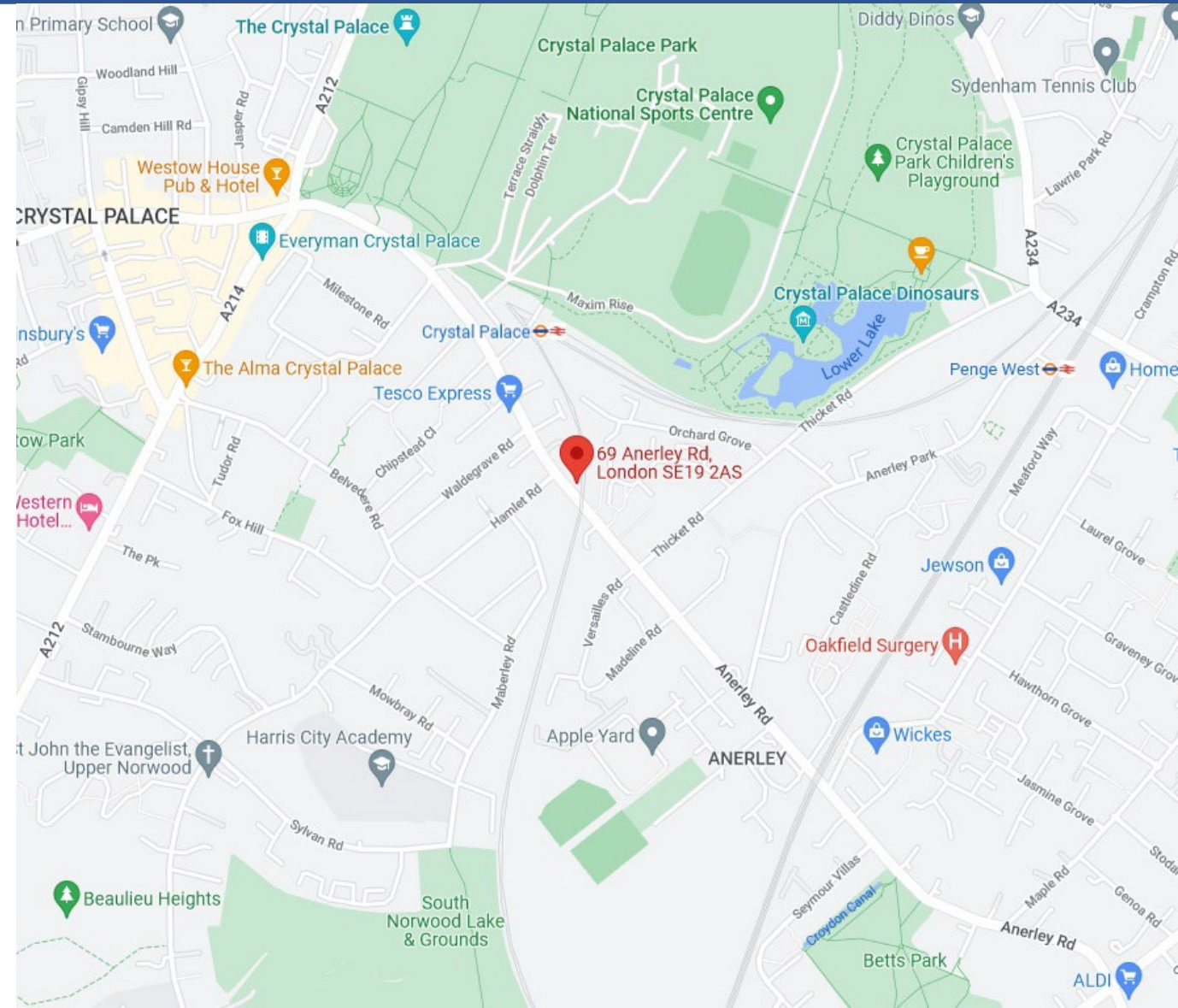
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### Location:

Crystal Palace is located just north of Croydon and approximately 6 miles south-east of central London, benefitting from good transport links via Crystal Palace Mainline Station being just a few hundred yards away. The property occupies a busy trading position near the junction with Hamlet Road within this well established shopping parade near a Tesco Express and a variety of local traders as well as being just a short walk from the open spaces at Crystal Palace Park.



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### Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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