

East Grinstead - 31 North End, London Road, West Sussex RH19 1QJ
Freehold Residential Block Investment



BLUE ALPINE

PROPERTY CONSULTANTS



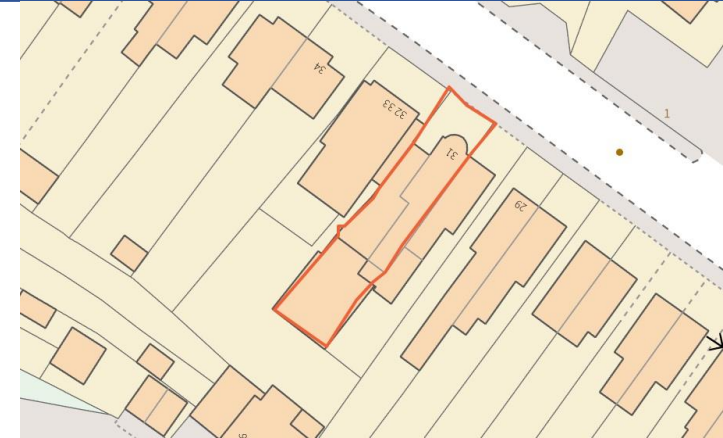
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Investment Consideration:

- Purchase Price: £625,000
- Gross Initial Yield: 9.31%
- Rental Income: £58,200 p.a.
- VAT is NOT applicable to this property
- Comprises block of 2 x 1-bed and 2 x studio flats, newly converted in 2022/2023 to a high standard
- Within close proximity to local retailers including Londis Convenience Store, Pharmacy, Café and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 31A (First/Second Floor)	Residential Flat: 39 sq m (420 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom	Aston Pearl Ltd	12 Months from 22 January 2024	£16,200	Note 1: CLT
No. 31B (Ground Floor)	Residential Flat: 42 sq m (452 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom	Aston Pearl Ltd	12 Months from 22 January 2024	£16,200	Note 1: CLT
No. 31C (Ground Floor)	Studio Flat: 34 sq m (366 sq ft) Double Bed, Kitchen, Storage, Bathroom	S&G Properties Solutions Ltd	12 Months from 3 October 2023	£9,600	Note 1: AST Note 2: Deposit held of £807.69
No. 31D (Ground Floor)	Studio Flat: 30 sq m (323 sq ft) Double Bed, Kitchen, Storage, Bathroom	Aston Pearl Ltd	12 Months from 22 January 2024	£16,200	Note 1: CLT
Total				£58,200	

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Property Description:

The property comprises residential block of 2 x 1-bed and 2 x studio flats, newly developed/converted in 2022/2023, providing the following accommodation and dimensions:

Flat 31A: 39 sq m (420 sq ft)

1 Bedroom, Kitchen/Living Room, Bathroom

Flat 31B: 42 sq m (452 sq ft)

1 Bedroom, Kitchen/Living Room, Bathroom

Flat 31C: 34 sq m (366 sq ft)

Double Bed, Kitchen, Storage, Bathroom

Flat 31D: 30 sq m (323 sq ft)

Double Bed, Kitchen, Storage, Bathroom

Total NIA: 145 sq m (1,561 sq ft)



Tenancy:

Flat 31A is at present let on CLT to Aston Pearl Ltd for a term of 12 Months from 22nd January 2024 at a current rent of £16,200 p.a.

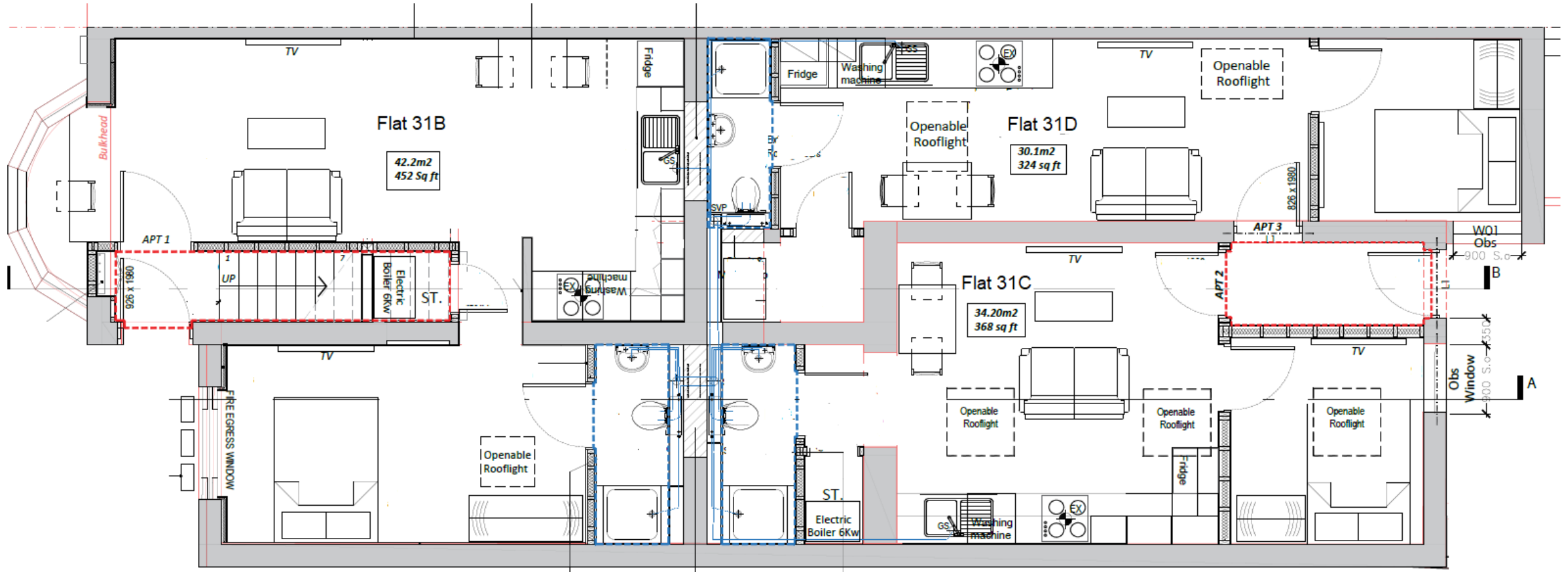
Flat 31B is at present let on CLT to Aston Pearl Ltd for a term of 12 Months from 22nd January 2024 at a current rent of £16,200 p.a.

Flat 31C is at present let on AST to S&G Properties Solutions for a term of 12 Months from 3rd October 2023 at a current rent of £9,600 p.a. Deposit held of £807.69.

Flat 31D is at present let on CLT to Aston Pearl Ltd for a term of 12 Months from 22nd January 2024 at a current rent of £16,200 p.a.

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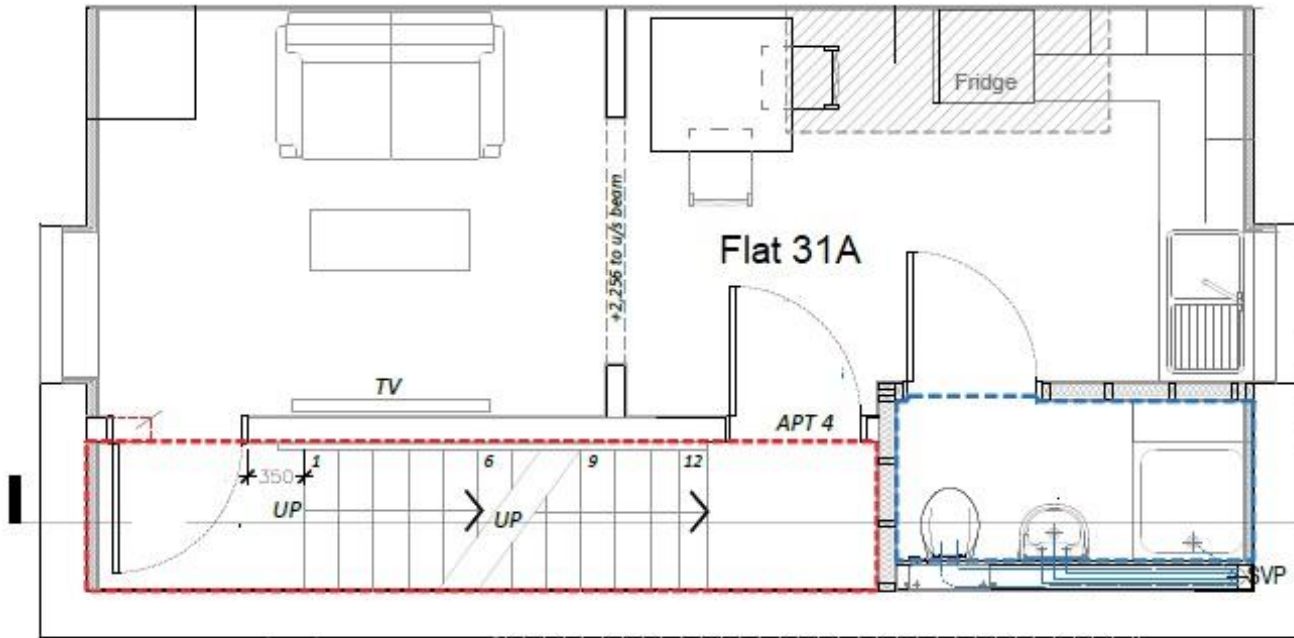
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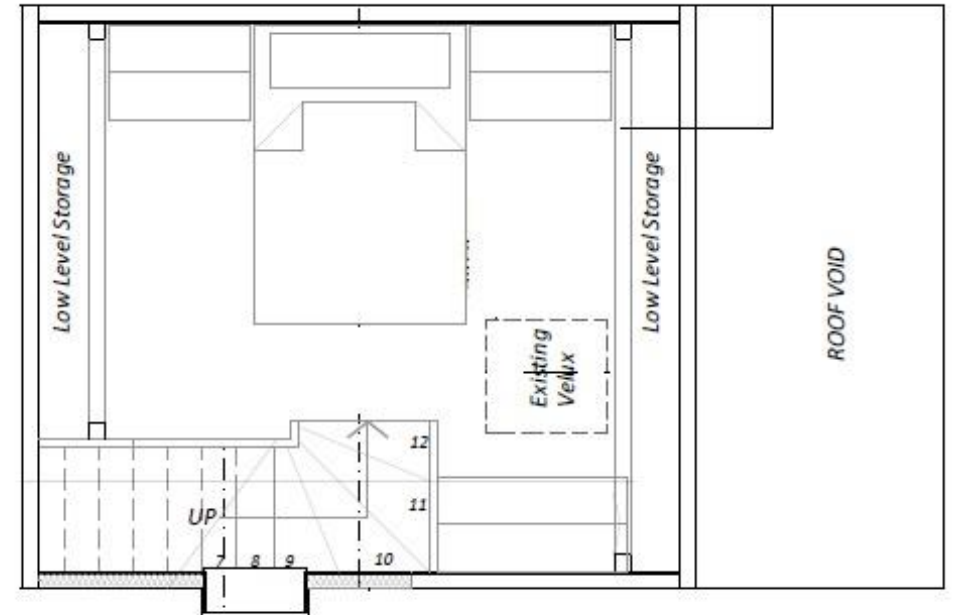
Ground Floor

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First Floor



Second Floor

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Location:

The town benefits from excellent road and rail connections being on the A22 with Junction 6 of the M25 10 miles to the North and the M23 7 miles to the West. East Grinstead Railway Station provides regular services to Croydon and London Victoria. The premises are located in a prominent position fronting the London Road which forms one of the main roads into East Grinstead within close proximity to local retailers including Londis Convenience Store, Pharmacy, Café and more.



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Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

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