

Belper - 9,10,11 Hayfield Close, Derbyshire DE56 1FA  
Freehold Retail Parade & Residential Ground Rent Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# Belper - 9,10,11 Hayfield Close, Derbyshire DE56 1FA

## Freehold Retail Parade & Residential Ground Rent Investment



### Investment Consideration:

- Purchase Price: £325,000
- Gross Initial Yield: 7.53%
- Rental Income: £24,470 p.a.
- VAT is NOT applicable to this property
- Comprises retail parade of 3 ground floor shops and 2 flats above (sold-off)
- Situated in predominantly residential area within 1 mile from Belper Town Centre



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 9 (Ground Floor)	Retail Shop: 46.40 sq m (499 sq ft)	Individual t/a Barbers	10 Years from 1 March 2017	£7,200	Note 1: FRI Note 2: Rent review on 1 March 2026 Note 3: Break clause in 2022 NOT exercised Note 4: Tenant in occupation since 1999
No. 10 (Ground Floor)	Retail Shop: 46.40 sq m (499 sq ft)	Individual t/a Beauty Salon	5 Years from 14 September 2022	£7,250	Note 1: FRI Note 2: Rent review on 14 September 2025 to a higher of open market value or RPI linked (uncapped)
No. 11 (Ground Floor)	Retail Shop: 95.59 sq m (1,029 sq ft) Double Fronted	Five Lamps Interiors Limited	5 Years from 1 March 2021	£10,000	Note 1: FRI Note 2: Rent review on 1 March 2024 open market upward only
Flat 1 (First Floor)	Sold-off	Individual	150 Years from 11 October 1985	£10	Note 1: FRI Note 2: Reversion 2135
Flat 2 (First Floor)	Sold-off	Individual	125 Years from 7 January 2000	£10	Note 1: FRI Note 2: Reversion 2125
<b>Total</b>				<b>£24,470</b>	

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### Property Description:

The property comprises retail parade of 3 ground floor shops and 2 residential flats above (sold-off), providing the following accommodation and dimensions:

**Ground Floor: 188.39 sq m (2,027 sq ft)**

Shop No.9: 46.40 sq m (499 sq ft)

Shop No.10: 46.40 sq m (499 sq ft)

Shop No.11: 95.59 sq m (1,029 sq ft) *double fronted*

**First Floor: 2 Flats (sold-off)**



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### Tenancy:

Shop No. 9 is at present let to an Individual for a term of 10 Years from 1<sup>st</sup> March 2017 at a current rent of £7,200 p.a. and the lease contains full repairing and insuring covenants. Rent review on 1<sup>st</sup> March 2026. Break clause in 2022 NOT exercised. Tenant in occupation since 1999.

Shop No. 10 is at present let to an Individual for a term of 5 Years from 14<sup>th</sup> September 2022 at a current rent of £7,250 p.a. and the lease contains full repairing and insuring covenants. Rent review on 14<sup>th</sup> September 2025 to a higher of open market value or RPI linked (uncapped).

Shop No. 11 is at present let to Five Lamps Interiors Limited for a term of 5 Years from 1<sup>st</sup> March 2021 at a current rent of £10,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 1<sup>st</sup> March 2024 open market upward only.

Flat 1 has been sold-off on long leasehold for a term of 150 Years from 11<sup>th</sup> October 1985 at a ground rent of £10 per annum. Reversion 2135.

Flat 2 has been sold-off on long leasehold for a term of 125 Years from 7<sup>th</sup> January 2000 at a ground rent of £10 per annum. Reversion 2125.



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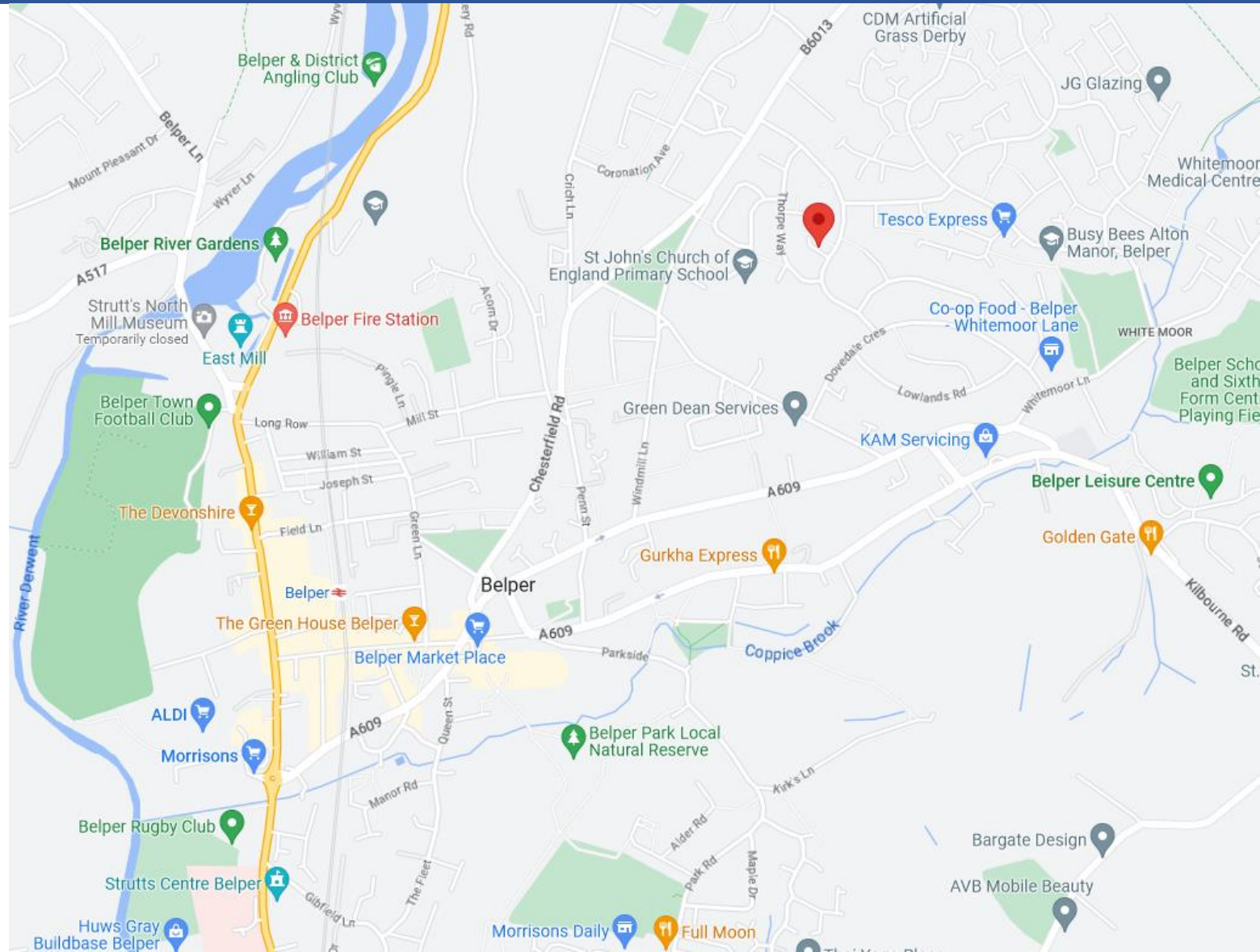
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### Location:

The market town of Belper lies 9 miles north of Derby, on the edge of the Peak District. The town is located on the A6 and is some 15 miles west of Junction 26 of the M1 Motorway. The property is situated in a predominantly residential area on the east side of Hayfield Close, at its junction with Ladywood Avenue.



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### Contacts:

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



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PROPERTY INVESTMENT & DEVELOPMENT

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