

London W12 - 60 Coningham Road, Shepherds Bush W12 8BH
Freehold Residential Ground Rent Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



London W12 - 60 Coningham Road, Shepherds Bush W12 8BH

Freehold Residential Ground Rent Investment



Investment Consideration:

- Purchase Price: £30,000
- Gross Initial Yield: 4.00%
- Rental Income: £1,200 p.a.*
- VAT is NOT applicable to this property
- Comprises mid-terrace block of 4 self-contained flats, which have been sold-off on long leaseholds
- *Each flat currently pays £150 p.a. ground rent (£600 p.a. total). Fixed rental increase to £1,200 p.a. in 2027, £2,400 p.a. in 2052 and £4,800 p.a. in 2077. Vendor will top up rent, so the buyer receives the 2027 fixed rental increase on each flat from completion (£1,200 p.a. in total)
- Situated within 5 min walk from Shepherd`s Bush Underground Station and High Street.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 60A (Basement)	1-Bed Flat: 62 sq m (667 sq ft)	Individual	125 Years from 25 December 2002	£150*	Note 1: FRI Note 2: Fixed ground rent increase on each flat to £300 p.a. in 2027, £600 p.a. in 2052 and £1,200 p.a. in 2077 until the remainder of the term. Note 3: *Vendor will top up rent so the buyer receives the 2027 fixed rental increase on each flat from completion (£1,200 p.a. in total)
No. 60 (Ground Floor)	1-Bed Flat: 62 sq m (667 sq ft)	Individual	125 Years from 25 December 2002	£150*	
No. 60 (First Floor)	1-Bed Flat: 62 sq m (667 sq ft)	Individual	125 Years from 25 December 2002	£150*	
No. 60 (Second Floor)	1-Bed Flat: 52 sq m (560 sq ft)	Individual	125 Years from 25 December 2002	£150*	
Total				£600*	

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Property Description:

The property comprises mid-terrace block of 4 self-contained flats, which have been sold-off on long leaseholds, providing the following accommodation and dimensions:

Basement: 1-Bed Flat	62 sq m (667 sq ft)
Ground Floor: 1-Bed Flat	62 sq m (667 sq ft)
First Floor: 1-Bed Flat	62 sq m (667 sq ft)
Second Floor: 1-Bed Flat	52 sq m (560 sq ft)

Tenancy:

Each flat has been sold off on long leasehold for a term of 125 Years from 25th December 2002 at a ground rent of £150 p.a. each. Fixed rental increase per flat to £300 p.a. in 2027, £600 p.a. in 2052 and £1,200 p.a. in 2077 until the remainder of the term. Reversion 2127.

*Vendor will top up rent, so the buyer receives the 2027 fixed rental increase on each flat from completion (£1,200 p.a. in total)



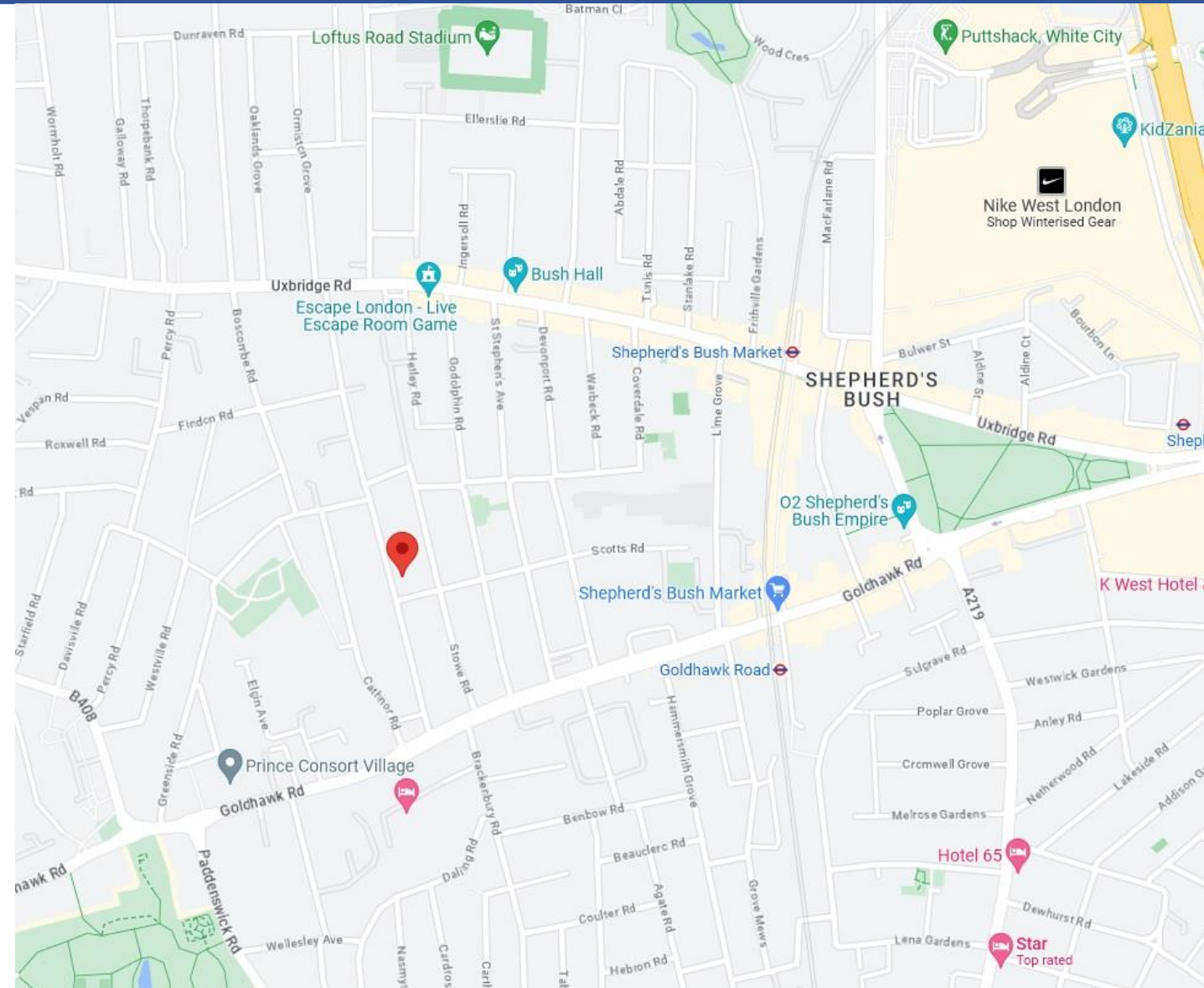
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Location:

The property is situated on a quiet residential street, within 5 min walk from Shepherds Bush Underground Station and High Street, with retail occupiers including Shepherds Bush Market, Café Nero, Starbucks, Greggs, McDonalds, Sainsbury's, KFC and many more.



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Contacts:

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PROPERTY INVESTMENT & DEVELOPMENT

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