

London HA0 – 5,5A,5B Court Parade, North Wembley HA0 3HY
Freehold Residential, Land & Retail Ground Rent Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



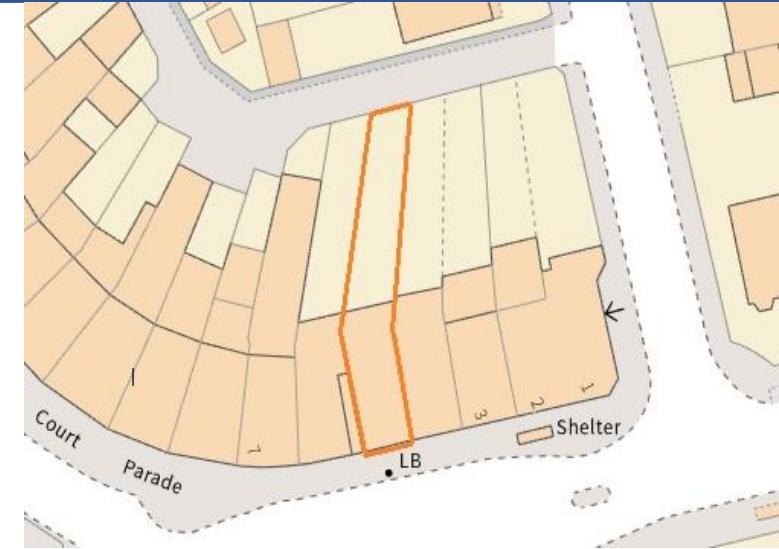
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Investment Consideration:

- Purchase Price: £850,000
- Gross Initial Yield: 7.84%
- Rental Income: £66,600 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop (sold-off), 2-bedroom flat at first floor, 4-bedroom flat at second/third floor and self-contained plot of land at rear, currently used as a car parking
- Flat B provides development potential to be split into 2 self-contained residential dwellings, STTP
- Rear land provides development potential for additional residential dwelling/s or warehouse unit, STTP
- Occupiers nearby include pharmacy, estate agents, off-license shop, restaurant and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 5 (Ground Floor)	Retail Shop: Sold-off	NBE Investments Ltd	999 Years from 11 November 2022	Peppercorn	Note 1: FRI
No. 5A (First Floor)	Residential Flat: 44.60 sq m (480 sq ft) 2 bedrooms, kitchen/living room, bathroom	Individual	12 Months from 1 December 2023	£21,000	Note 1: AST
No. 5B (Second/Third Floor)	Residential Flat: 80.60 sq m (868 sq ft) 4 bedrooms, kitchen, living room, 2 bathrooms, walk in wardrobe	Aston Pearl Ltd	3 Years from 17 November 2023	£33,000	Note 1: CLT Note 2: Mutual option to determine at any time with minimum 2 months notice
Land at Rear (Ground Floor)	Open storage yard: 87 sq m (936 sq ft)	M One Motors Ltd (with personal guarantee)	5 Years from 25 December 2023	£12,600	Note 1: FRI Note 2: Deposit held of £1,000
Total				£66,600	

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Property Description:

Mid-terrace building comprising ground floor shop (sold-off), 2-bedroom flat at first floor, 4-bedroom flat at second/third floor and plot of land at rear, currently used as a car parking, providing the following accommodation and dimensions:

Ground Floor Shop: Sold off

First Floor Flat A: 44.60 sq m (480 sq ft)

2 bedrooms, kitchen/living room, bathroom

Second/Third Floor Flat B: 80.60 sq m (868 sq ft)

4 bedrooms, kitchen, living room, 2 bathrooms, walk in wardrobe

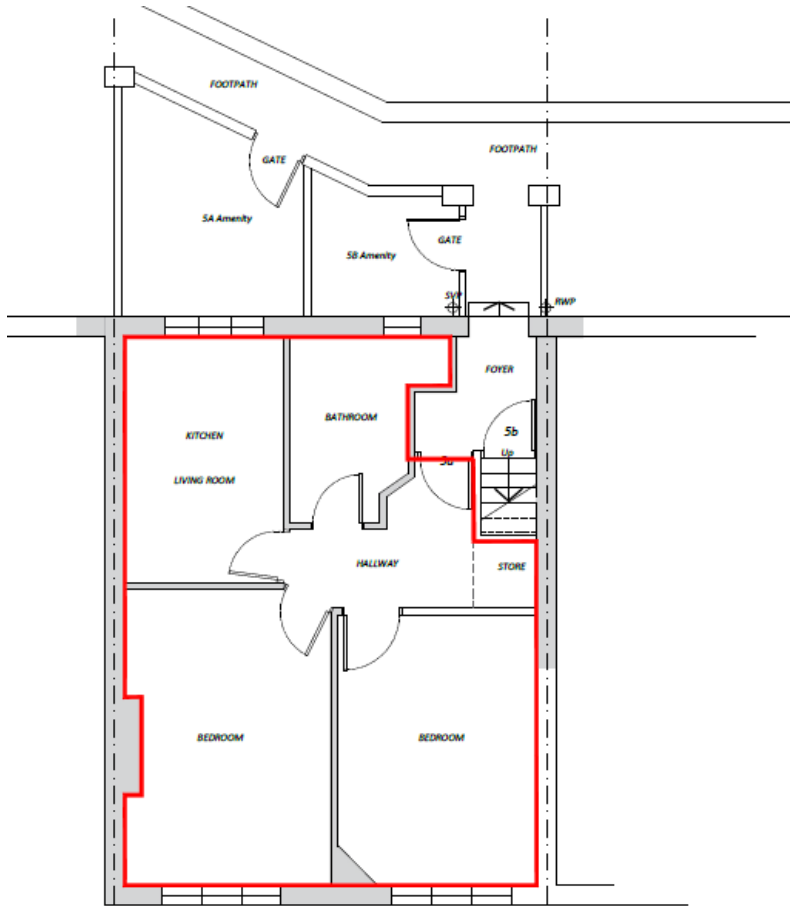
Land at rear: 87 sq m (936 sq ft)

Flat B development potential to be split into 2 self-contained residential dwellings, STTP.

Land at rear future development potential for erection of additional residential dwelling/s or warehouse/light industrial unit, STTP.

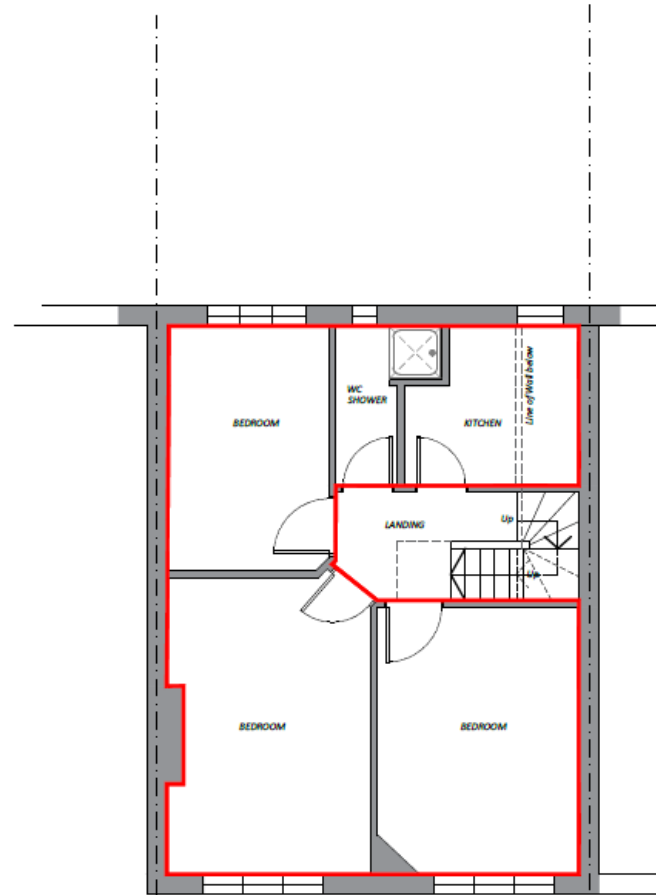


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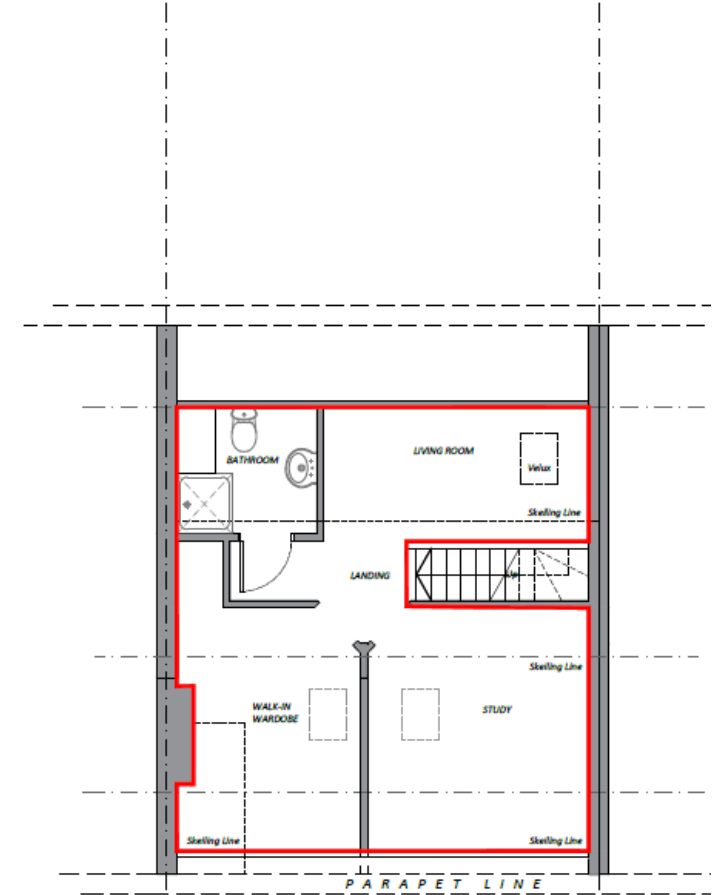
AREA 44.6sq m - 480 sq ft

FIRST FLOOR



AREA 44.1sq m - 475 sq ft

SECOND FLOOR



AREA 36.5sq m - 393 sq ft

THIRD FLOOR

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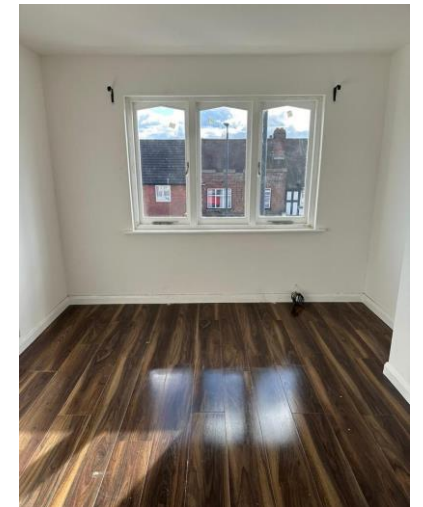
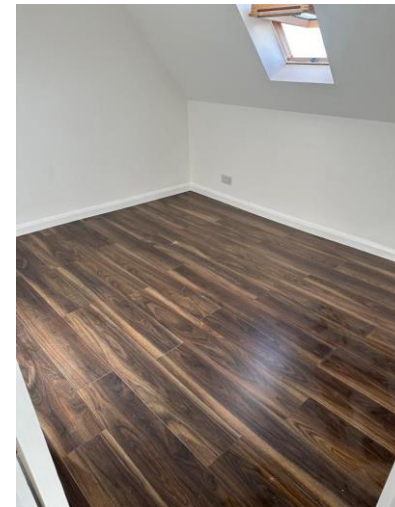
Tenancy:

The ground floor shop has been sold-off on long leasehold to NBE Investments Ltd for a term of 999 years from 11th November 2022 at a ground rent of peppercorn.

Flat A is at present let on AST to an Individual for a term of 12 months from 1st December 2023 at a current rent of £21,000 p.a.

Flat B is at present let on CLT to Aston Pearl Ltd for a term of 3 years from 17th November 2023 at a current rent of £33,000 p.a. Mutual option to determine at any time with minimum 2 months notice.

Land at rear is at present let to M One Motors Ltd (with personal guarantee) for a term of 5 Years from 25th December 2023 at a current rent of £12,600 p.a. and the lease contains full repairing and insuring covenants. Deposit held of £1,000.



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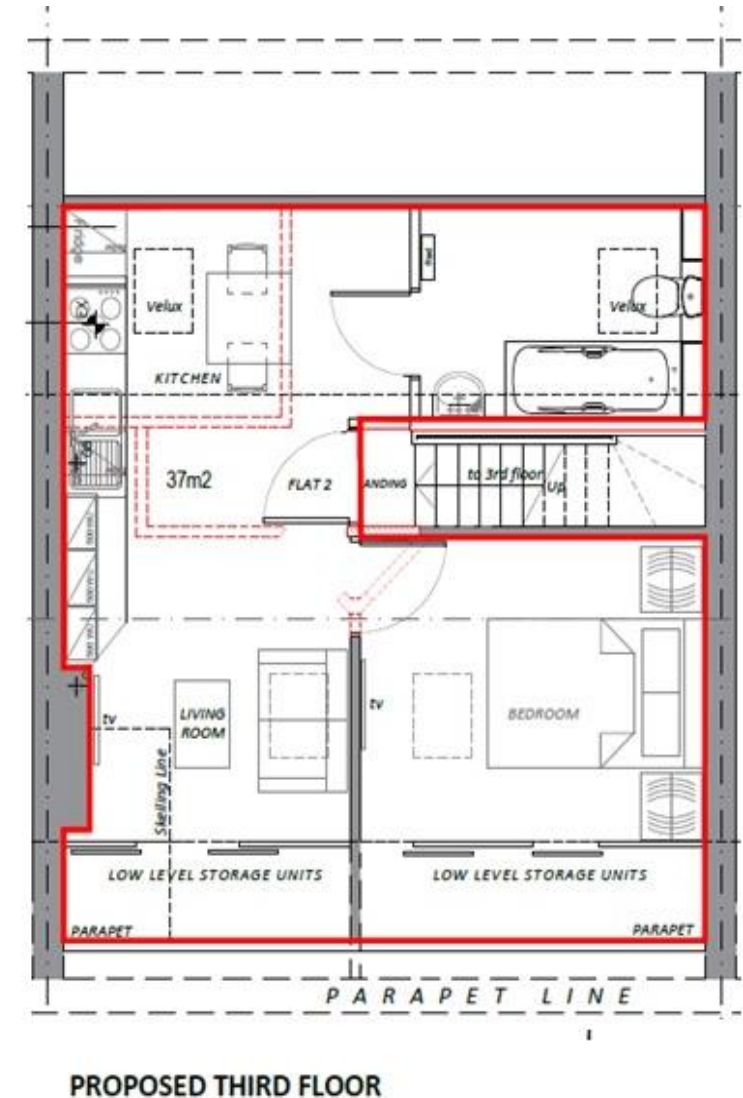


Development Potential Flat B:

The vendor has drawn plans for potential conversion of second/third floor Flat B into 2 self-contained dwellings, subject to obtaining the necessary consents.

Proposed Second Floor Flat: 44.6 sq m (480 sq ft)
1 Bedroom, Kitchen/Dining, Living Room, Bathroom

Proposed Third Floor Flat: 37 sq m (398 sq ft)
1 Bedroom, Kitchen/Dining, Living Room, Bathroom



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Future Development Potential Land at Rear:

Development potential for erection of additional residential dwelling/s or warehouse/light industrial unit, subject to obtaining the necessary consents.

Existing Site



Potential Site (Neighbour Example)

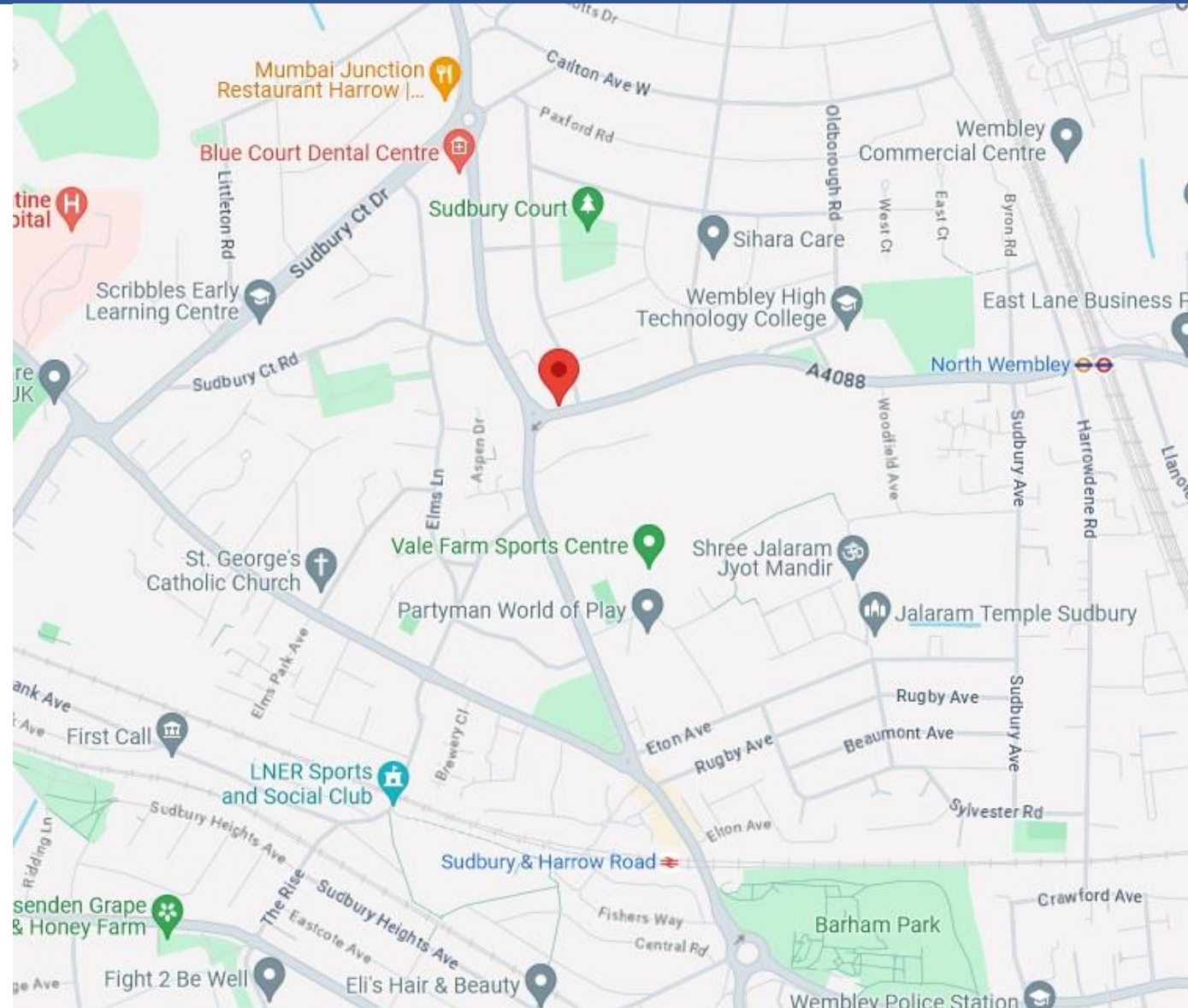


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Location:

Unlike typical British high streets Wembley does not have a town centre network or pedestrianised high streets, with almost all commercial high street businesses along a 1000-yard stretch of road (High Road). Wembley lies very close to the A406 North Circular Road, with easy access to M1 and M25. The property is located within 0.6 miles from Sudbury Hill and North Wembley Tube/Train Stations on the north side of Court Parade, at the junction with East Lane (A4088). Its proximity to Watford Road and South Kenton Underground Station (Bakerloo Line) significantly enhances commercial viability. The area, marked for growth, positions this property as a strategic investment for future development. Occupiers nearby include pharmacy, estate agents, off-license shop, restaurant/takeaways and many more.



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Contacts:

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PROPERTY INVESTMENT & DEVELOPMENT

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