

London E8 – 10/12 Andre Street, Hackney E8 2AA  
Freehold Mixed-Use Ground Rent Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# London E8 – 10/12 Andre Street, Hackney E8 2AA

## Freehold Mixed-Use Ground Rent Investment



### Investment Consideration:

- Purchase Price: £90,000
- Gross Initial Yield: 5.72%
- Rental Income: £5,150 p.a.
- VAT is NOT applicable to this property
- Comprises block of 17 apartments and 1 large retail unit, all sold-off on long leaseholds
- Situated within 5 min walk from Hackney Downs Overground and Train Station



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Retail (Ground Floor)	Large Retail Unit: 929 sq m (10,000 sq ft)	Individual	999 Years from April 2024	Peppercorn	Note 1: FRI
Residential (First-Third Floor)	17 x self-contained apartments	Individuals	125 Years from 1 January 2018	£5,150	Note 1: FRI
<b>Total</b>				<b>£5,150</b>	

# London E8 – 10/12 Andre Street, Hackney E8 2AA

## Freehold Mixed-Use Ground Rent Investment



### Property Description:

Comprises mixed-use block of 17 apartments and 1 large retail unit, all sold-off on long leaseholds, providing the following accommodation and dimensions:

Ground Floor: Large retail unit 929 sq m (10,000 sq ft)

First-Third Floor: 17 self-contained apartments

### Tenancy:

The retail unit is sold off on 999 year lease from April 2024 at a ground rent of peppercorn.

The residential flats have been sold-off on 125 year leases from 1<sup>st</sup> January 2018 at a ground rent of £5,150 p.a..

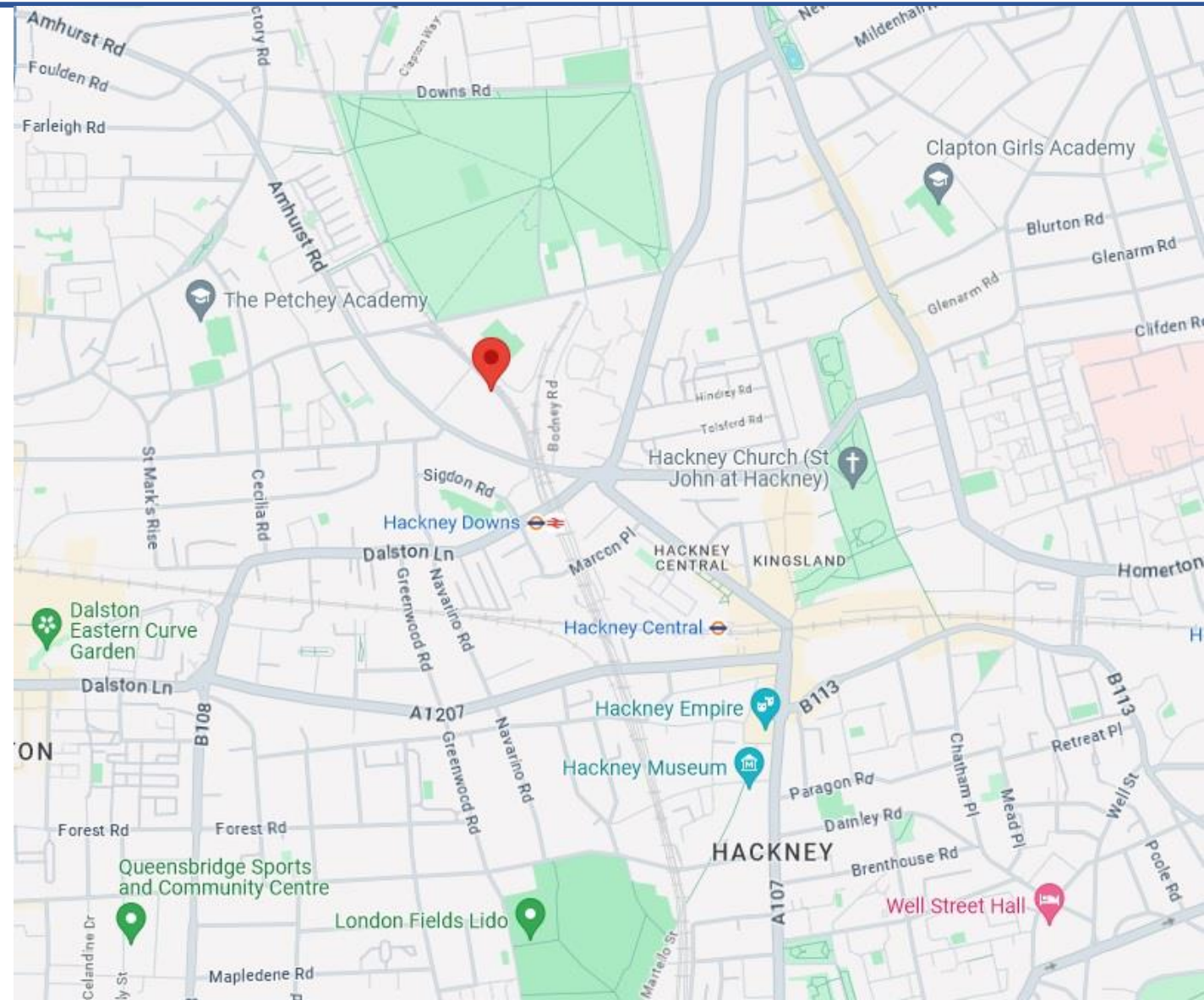


# London E8 – 10/12 Andre Street, Hackney E8 2AA Freehold Mixed-Use Ground Rent Investment



## Location:

The property is situated on Andre Street, just moments from the station and green space at Hackney Downs Station, close to all amenities and further Overground station at Hackney Central and the social hotspots of London Fields and Dalston. Retail occupiers nearby include Cafes, Takeaway, Laundrette, Supermarket, Wine Shop and more.



# London E8 – 10/12 Andre Street, Hackney E8 2AA

## Freehold Mixed-Use Ground Rent Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.