

London UB7 - 163 High Street, West Drayton UB7 7QH
Freehold Residential Block of 17 Flats with Development Opportunity
Planning approved for addition of a second floor to provide 5 flats with rooftop space



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £4,000,000
- Gross Initial Yield: 4.93%
- Rental Income: £197,000 p.a.
- VAT is NOT applicable to this property
- Comprises unbroken block of 17 self-contained apartments
- Entire property let to The Mayor and Burgesses of the London Borough of Hillingdon. Tenant in occupation since 2016.
- Total residential GIA: 587 sq m (6,318 sq ft)
- Property benefits from 10 car parking spaces and cycle storage
- Planning approved in October 2022 for addition of a second floor to provide 5 flats (4 x 2-bed & 1 x 1-bed) with rooftop amenity space
- Total approved GIA: 294 sq m (3,162 sq ft)
- Situated within 10 min walk from West Drayton Station, next to Aldi Supermarket and Tesco Superstore, amongst others
- West Drayton Railway Station is part of Elizabeth Line, National Rail and London Underground, providing direct services to Paddington in 25mins, Reading in 30mins, Waterloo in 45mins.



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Tenancies and Accommodation:

Property	Size	Bedrooms	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 1	30 sq m (323 sq ft)	1	The Mayor and Burgesses of the London Borough of Hillington	3 Years from 1 September 2022	£197,000	Note 1: IRI Note 2: Landlord option to serve Landlord's Work Notice to the tenant at least 3 months before starting development works Note 3: Lease renewal. Tenant in occupation since 2016.
Flat 2	40 sq m (431 sq ft)	2				
Flat 3	40 sq m (431 sq ft)	2				
Flat 4	34 sq m (366 sq ft)	1				
Flat 5	41 sq m (441 sq ft)	2				
Flat 6	31 sq m (334 sq ft)	1				
Flat 7	30 sq m (323 sq ft)	1				
Flat 8	30 sq m (323 sq ft)	1				
Flat 9	43 sq m (463 sq ft)	2				
Flat 10	30 sq m (323 sq ft)	1				
Flat 11	38 sq m (409 sq ft)	2				
Flat 12	33 sq m (355 sq ft)	1				
Flat 13	34 sq m (366 sq ft)	1				
Flat 14	39 sq m (420 sq ft)	2				
Flat 15	31 sq m (334 sq ft)	1				
Flat 16	32 sq m (344 sq ft)	1				
Flat 17	31 sq m (334 sq ft)	1				
				Total	£197,000	

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Property Description:

Comprises unbroken residential block of 17 self-contained apartments (11 x 1-Bed and 6 x 2-Bed), providing the following accommodation and dimensions:

Ground Floor:

Flat 1 - 30 sq m (323 sq ft)

1 bedroom, kitchen/living room, bathroom

Flat 2 - 40 sq m (431 sq ft)

2 bedrooms, kitchen/living room, bathroom

Flat 3 - 40 sq m (431 sq ft)

2 bedrooms, kitchen/living room, bathroom

Flat 4 - 34 sq m (366 sq ft)

1 bedroom, kitchen/living room, bathroom

Flat 5 - 41 sq m (441 sq ft)

2 bedrooms, kitchen/living room, bathroom

Flat 6 - 31 sq m (334 sq ft)

1 bedroom, kitchen/living room, bathroom

Flat 7 - 30 sq m (323 sq ft)

1 bedroom, kitchen/living room, bathroom

Flat 8 - 30 sq m (323 sq ft)

1 bedroom, kitchen/living room, bathroom

Lower Ground Floor:

10 car parking spaces, cycle storage, plant room

First Floor:

Flat 9 - 43 sq m (463 sq ft)

2 bedrooms, kitchen/living room, bathroom

Flat 10 - 30 sq m (323 sq ft)

1 bedroom, kitchen/living room, bathroom

Flat 11 - 38 sq m (409 sq ft)

2 bedrooms, kitchen/living room, bathroom

Flat 12 - 33 sq m (355 sq ft)

1 bedroom, kitchen/living room, bathroom

Flat 13 - 34 sq m (366 sq ft)

1 bedroom, kitchen/living room, bathroom

Flat 14 - 39 sq m (420 sq ft)

2 bedrooms, kitchen/living room, bathroom

Flat 15 - 31 sq m (334 sq ft)

1 bedroom, kitchen/living room, bathroom

Flat 16 - 32 sq m (344 sq ft)

1 bedroom, kitchen/living room, bathroom

Flat 17 - 31 sq m (334 sq ft)

1 bedroom, kitchen/living room, bathroom



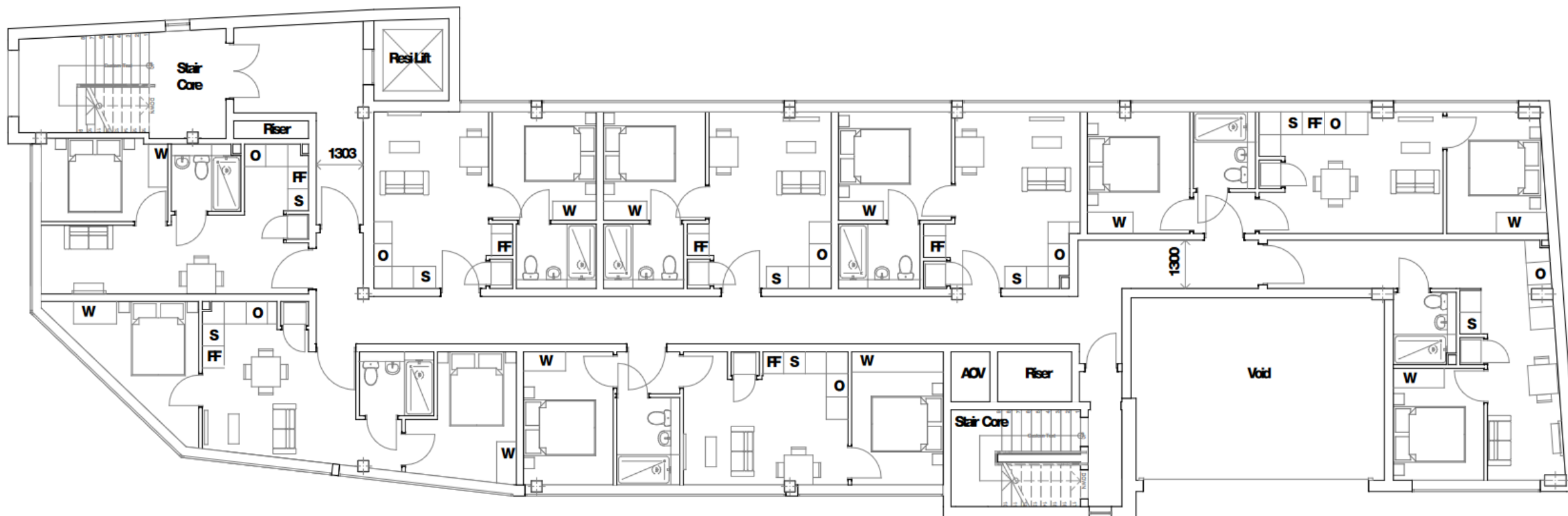
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Existing Ground Floor:



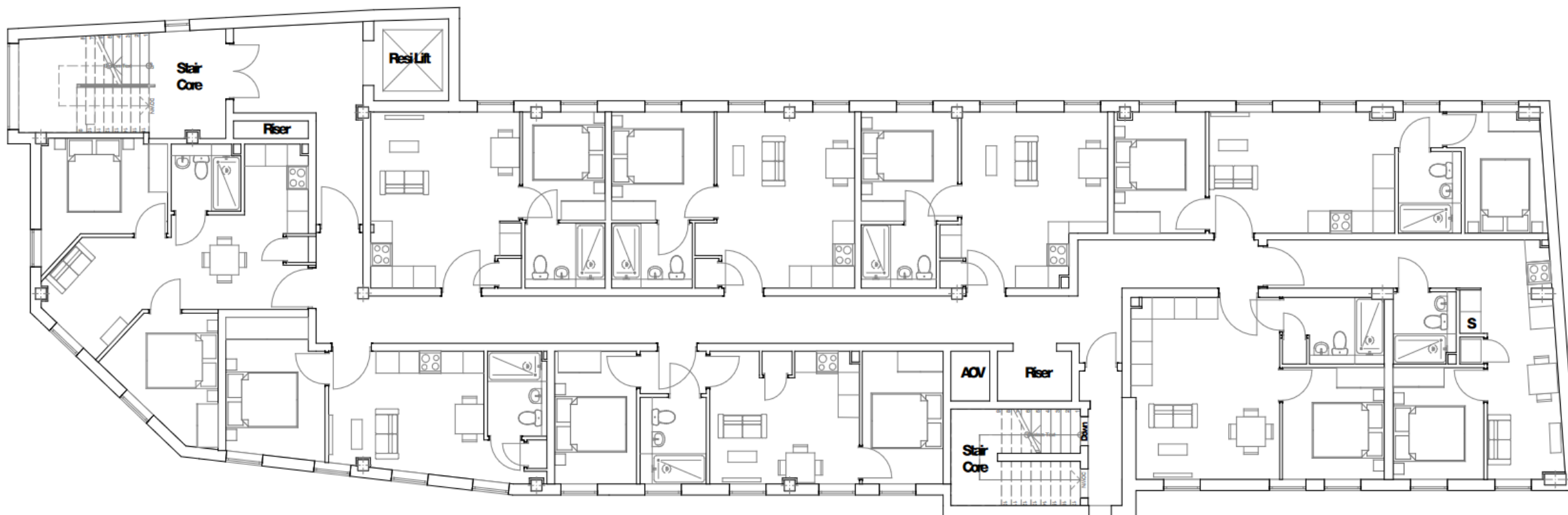
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Existing First Floor:



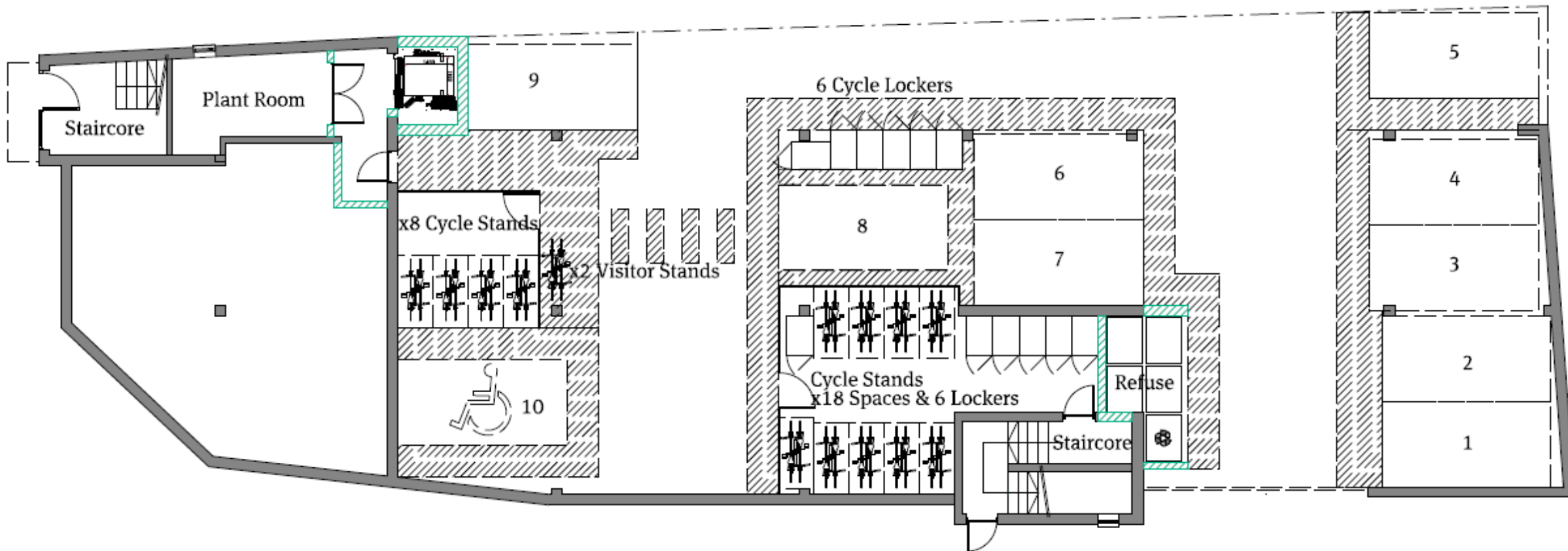
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Existing Lower Ground Floor:





Development Opportunity:

Planning approved in October 2022 for addition of a second floor to provide 5 flats with rooftop amenity space.

Second Floor: 294 sq m (3,162 sq ft)

Flat 1 - 61 sq m (656 sq ft)

2 bedrooms, kitchen/living room, bathroom

Flat 2 - 61 sq m (656 sq ft)

2 bedrooms, kitchen/living room, bathroom

Flat 3 - 61 sq m (656 sq ft)

2 bedrooms, kitchen/living room, bathroom

Flat 4 - 61 sq m (656 sq ft)

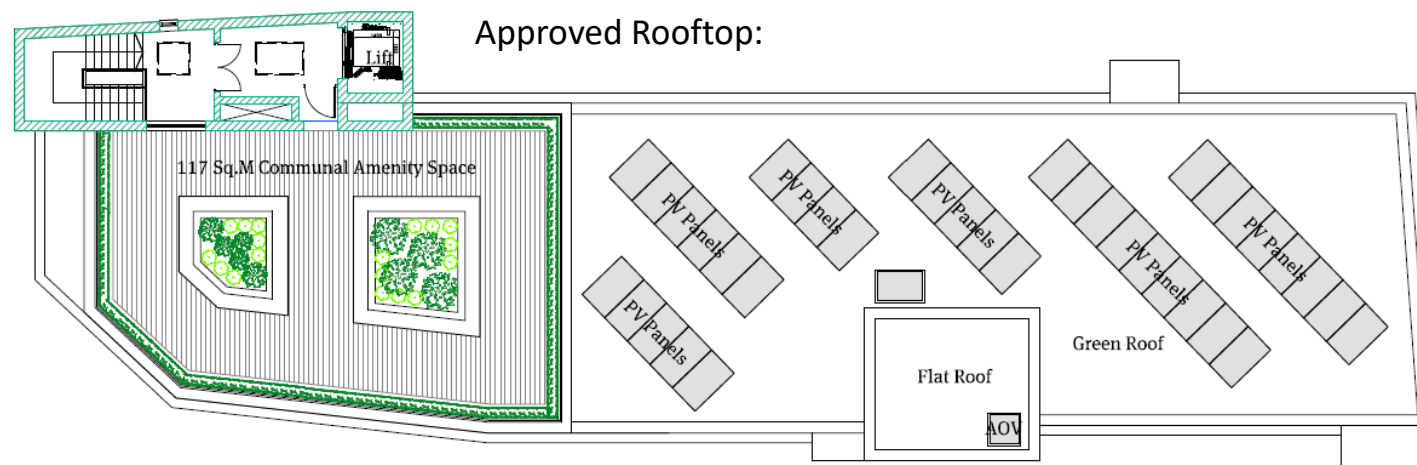
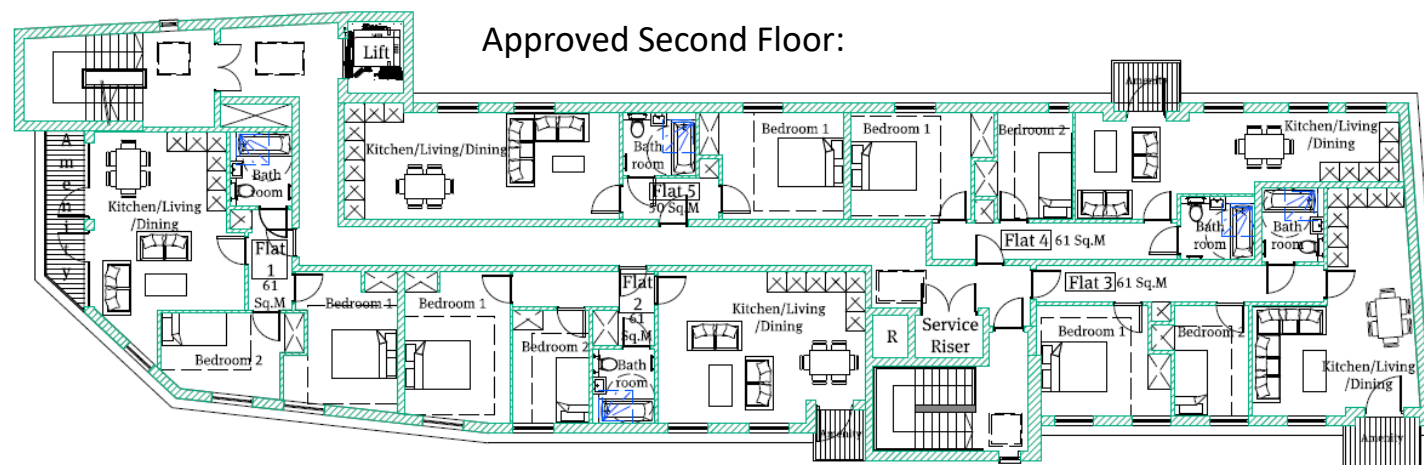
2 bedrooms, kitchen/living room, bathroom

Flat 5 - 50 sq m (538 sq ft)

1 bedroom, kitchen/living room, bathroom

Roof Terrace: 117 sq m (xx sq ft)

For more information, please refer planning application **15348/APP/2021/615** on Hillingdon Planning Portal: www.hillingdon.gov.uk/planning



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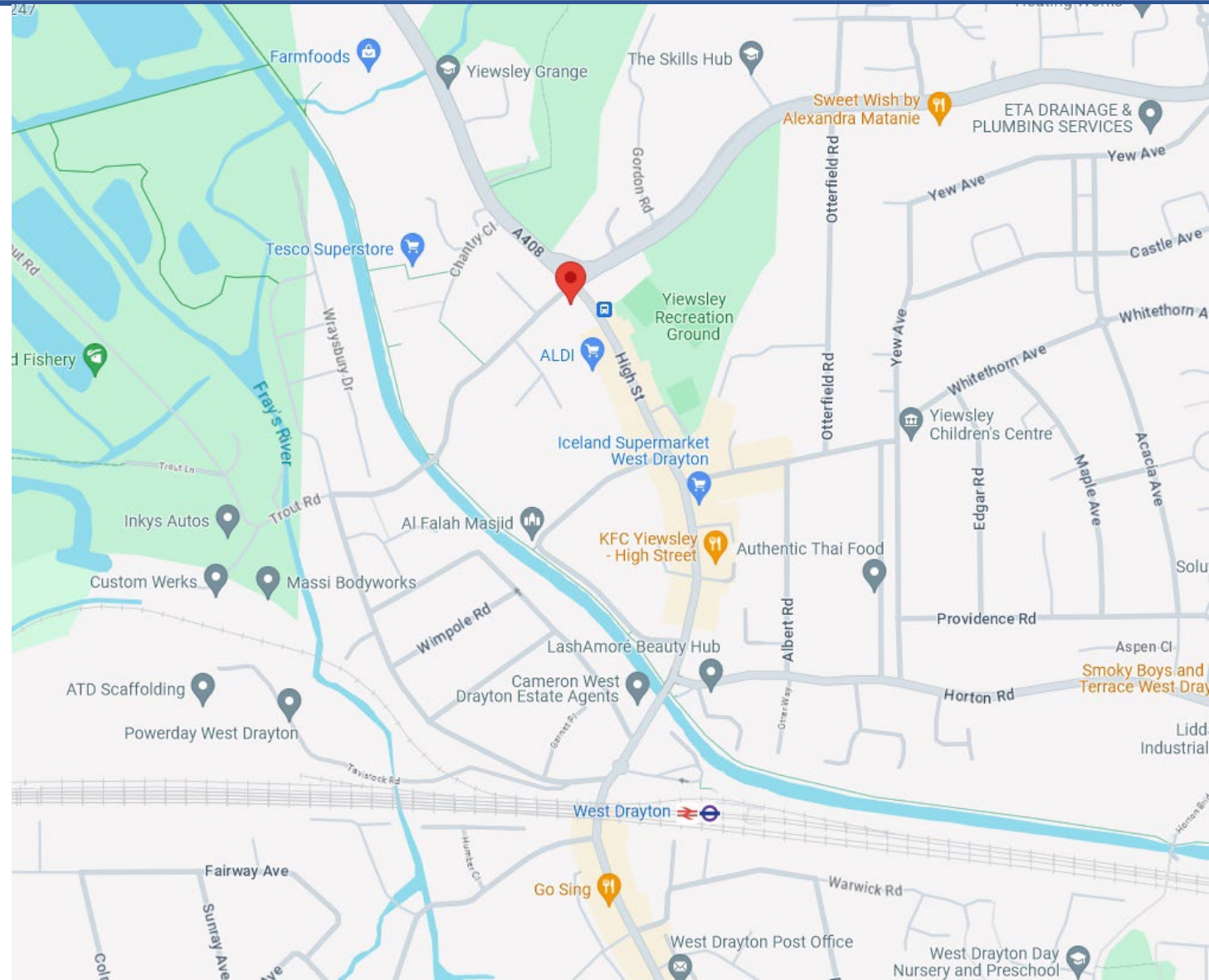
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Tenancy:

The property is at present let to The Mayor and Burgesses of the London Borough of Hillingdon for a term of 3 years from 1st September 2022 at a current rent of £197,000 p.a. and the lease contains internal repairing and insuring covenants. Lease renewal. Tenant in occupation since 2016. Landlord option to serve Landlord's Work Notice to the tenant at least 3 months before starting development works.

Location:

West Drayton is a suburban town in the London Borough of Hillingdon. The property is situated within 10 min walk from West Drayton Station, next to Aldi Supermarket and Tesco Superstore, amongst others. West Drayton Railway Station is part of Elizabeth Line, National Rail and London Underground, providing direct services to Paddington in 25mins, Reading in 30mins, Waterloo in 45mins.



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Contacts:

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