

London SE5 - 119 Southampton Way, Camberwell SE5 7EW  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



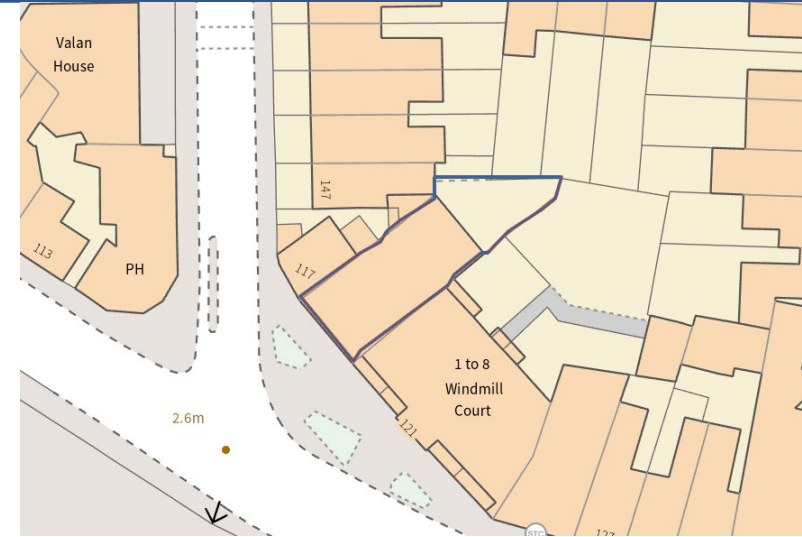
# London SE5 - 119 Southampton Way, Camberwell SE5 7EW

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £400,000
- Gross Initial Yield: 5.99%
- Rental Income: £23,975 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop t/a Coral
- Located in predominantly residential area with occupiers nearby including Costcutter, Post Office, Hair Dresser and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 119 (Ground Floor)	NIA: 126.60 sq m (1,363 sq ft) Open plan retail, Office, Storage, WCs	Coral Racing Limited	16 Years from 1 March 2011	£23,975	Note 1: FRI Note 2: No breaks
			<b>Total</b>	<b>£23,975</b>	

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### Property Description:

The property comprises ground floor shop t/a Coral and provides the following accommodation and dimensions:

Ground Floor: 126.60 sq m (1,363 sq ft)

Open plan retail, Office, Storage, WCs

### Tenancy:

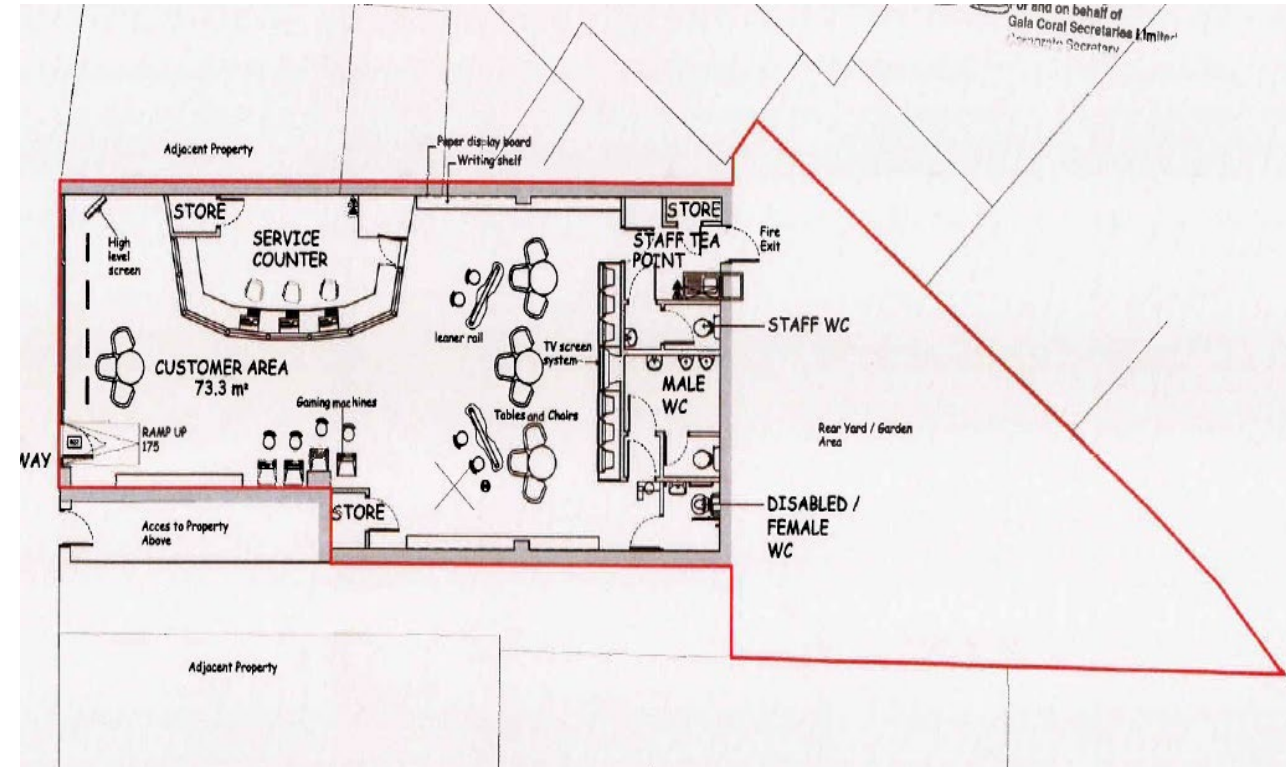
The property is at present let to Coral Racing Limited for a term of 16 years from 1<sup>st</sup> March 2011 at a current rent of £23,975.67 p.a. and the lease contains full repairing and insuring covenants. No breaks.

### Tenure:

Long Leasehold. To be held on a new 999 Year lease from completion at a ground rent of peppercorn.

### Location:

Camberwell is a densely populated suburb of South East London located in the London Borough of Southwark, approximately 3 miles south-east of Central London. The property is situated on the north side of Southampton Way at the junction with Wells Way. The area is served by the A2 to the north east, the A3 to the west and A202 Peckham Road to the south. Denmark Hill mainline station providing a direct line to London Blackfriars station with a train every 15 minutes.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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