

London TW18 – 50 High Street, Staines-upon-Thames TW18 4DY  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# London TW18 – 50 High Street, Staines-upon-Thames TW18 4DY

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £550,000
- Gross Initial Yield: 6.73%
- Rental Income: £37,000 p.a.
- VAT is applicable to this property
- Comprises ground floor shop t/a Subway
- Situated opposite Elmsleigh Shopping Centre with occupiers close by including McDonald's, Greggs, WH Smith, Caffè Nero and Lloyds, Barclays, HSBC and NatWest banks, amongst others.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 50 (Ground Floor)	Retail Shop: 125 sq m (1,346 sq ft) Open plan seating, kitchen, office, storage, wc	Safa Associates Ltd t/a Subway	10 Years from 13 July 2022	£37,000	Note 1: FRI Note 2: Fixed rental uplift to £39,000 p.a. in July 2025 and £40,000 p.a. in July 2027 Note 3: Mutual option to determine in July 2027 with min 6 months notice
<b>Total</b>				<b>£37,000</b>	

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### Property Description:

Comprises mid-terrace ground floor shop t/a Subway. The property benefit from rear access and provides the following accommodation and dimensions:

Ground Floor: 125 sq m (1,346 sq ft)

Open plan seating, kitchen, office, storage, wc

### Tenure:

Long Leasehold. To be held on a 999 year lease on a term expiring on 25<sup>th</sup> February 3018 at a ground rent of peppercorn. Circa 993 years remaining on leasehold.

### Tenancy:

The property is at present let to Safa Associates Ltd t/a Subway for a term of 10 years from 13<sup>th</sup> July 2022 at a current rent of £37,000 per annum and the lease contains full repairing and insuring covenants. Fixed rental uplift to £39,000 p.a. in July 2025 and £40,000 p.a. in July 2027. Mutual option to determine in July 2027 with min 6 months notice.

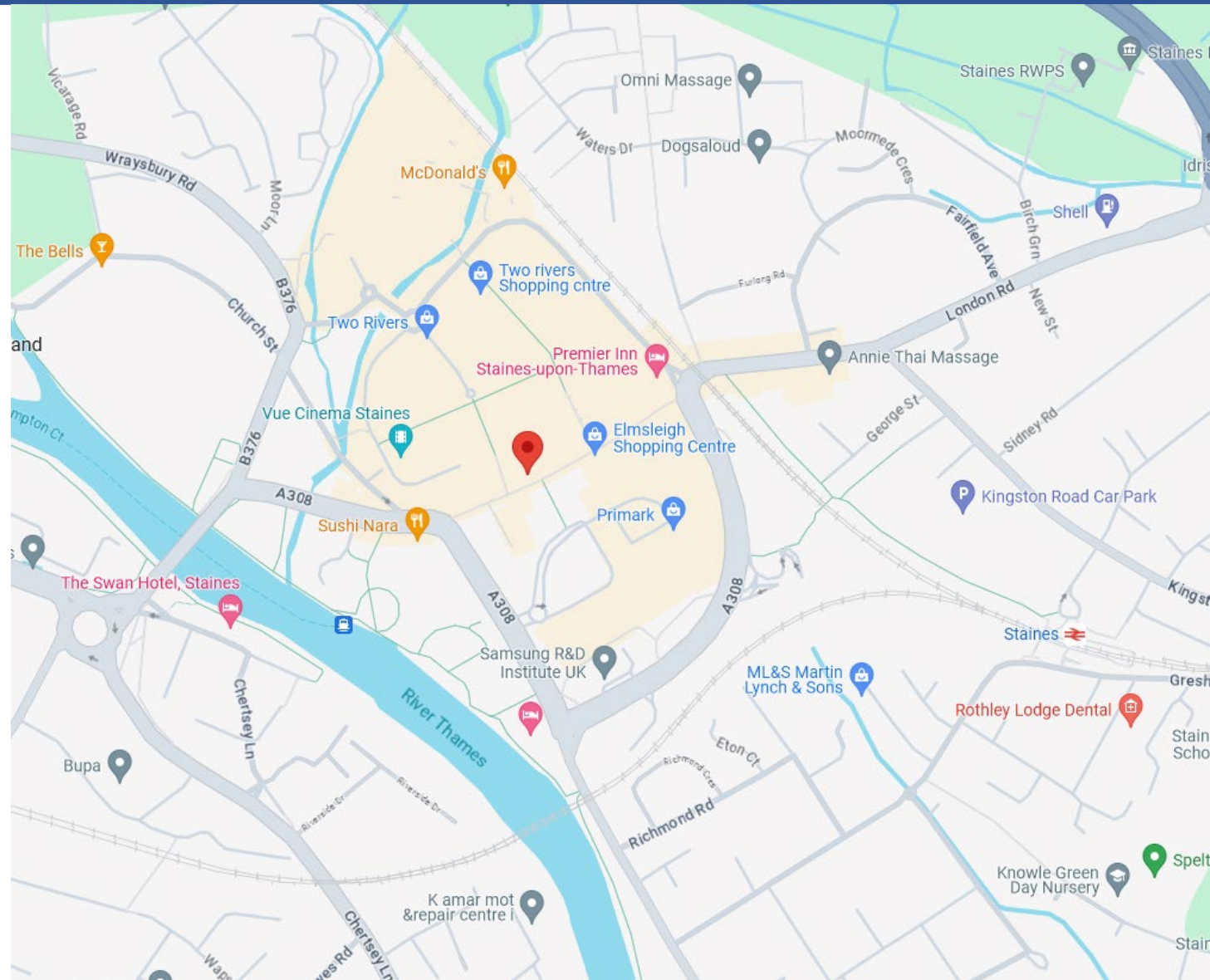


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## Location:

Staines-upon-Thames, with a population of some 18,000, is located on the River Thames within the London commuter belt, some 18 miles west of the city centre and 4 miles south of Heathrow. The town is within the M25 Motorway, close to Junction 13 and the A30. There are regular rail services to London Waterloo (fastest journey time 35 minutes). The property is well located on the north side of High Street, close to its junction with Tillys Lane. The main entrance to the Elmsleigh Shopping Centre is diagonally opposite the property and occupiers close by include McDonald's, Greggs, WH Smith, Caffè Nero and Lloyds, Barclays, HSBC and NatWest banks, amongst others.



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### 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

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