

London TW7 - 546 London Road TW7 4EP & Flat 4, 274 Worton Road TW7 6EE
Freehold Takeaway & 4 Flats and Leasehold 2-Bedroom Flat Portfolio Investment



BLUE ALPINE

PROPERTY CONSULTANTS

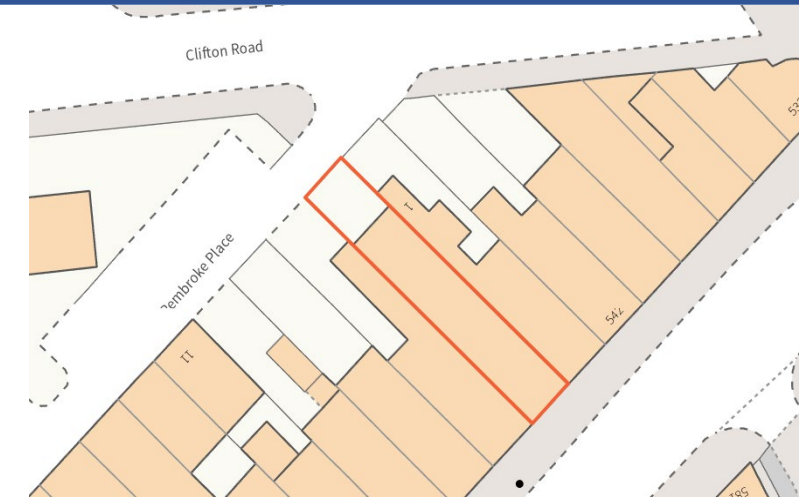


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Investment Consideration:

- Purchase Price: £1,600,000
- Gross Initial Yield: 6.13%
- Rental Income: £98,000 p.a.
- VAT is NOT applicable to this property
- SPV can be purchased to minimize stamp duty
- Comprises portfolio of freehold takeaway with studio flat at ground floor, 3 self-contained residential flats on upper floors and a separate leasehold 2-bedroom flat situated 1.2 miles away (5 min drive)
- Situated within short walk from Isleworth Train Station and Hounslow High Street



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 546 London Rd (Takeaway & Rear GF Studio Flat)	Ground Floor Takeaway: 83 sq m (893 sq ft) Rear Ground Floor Studio Flat: 27 sq m (290 sq ft)	Individual	10 Years from 1 August 2018	£32,000	Note 1: FRI Note 2: Mutual option to determine at any time from 2027 with minimum 6 months notice
No. 546 London Rd (Flat A)	Residential Flat (1-bed): 30 sq m (323 sq ft)	Individual	12 Months from 15 December 2023	£16,800	Note 1: AST Note 2: Deposit held of £1,400
No. 546 London Rd (Flat B)	Residential Flat (2-bed): 64 sq m (688 sq ft)	Individual	12 Months from 23 November 2023	£16,200	Note 1: AST Note 2: Deposit held of £1,350
No. 546 London Rd (Flat C)	Residential Flat (2-bed): 64 sq m (688 sq ft)	Individual	12 Months from 1 August 2023	£12,000	Note 1: AST Note 2: Deposit held of £900
No. 274 Worton Rd (Flat 4)	Residential Flat (2-bed): 76 sq m (818 sq ft)	Individual	12 Months from 25 May 2024	£21,000	Note 1: AST Note 2: Deposit held of £1,750
Total				£98,000	

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Property Description:

Portfolio investment comprising freehold takeaway and studio with 3 self-contained flats above and additional leasehold 2-bed flat, providing the following accommodation and dimensions:

No. 546 London Road

Ground Floor

Takeaway: 83 sq m (893 sq ft)

Rear Ground Floor

Studio Flat: 27 sq m (290 sq ft)

First Floor

Flat A (1-bed): 30 sq m (323 sq ft)

Flat B (2-bed): 64 sq m (688 sq ft)

Second Floor:

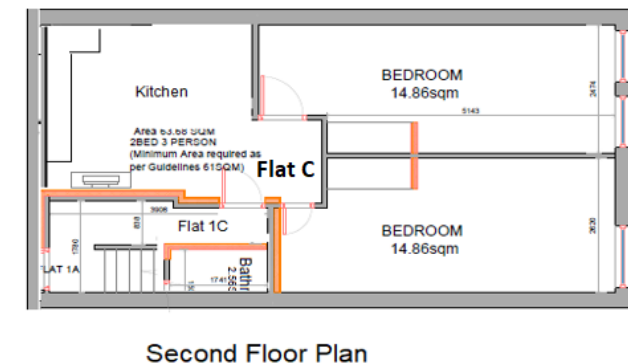
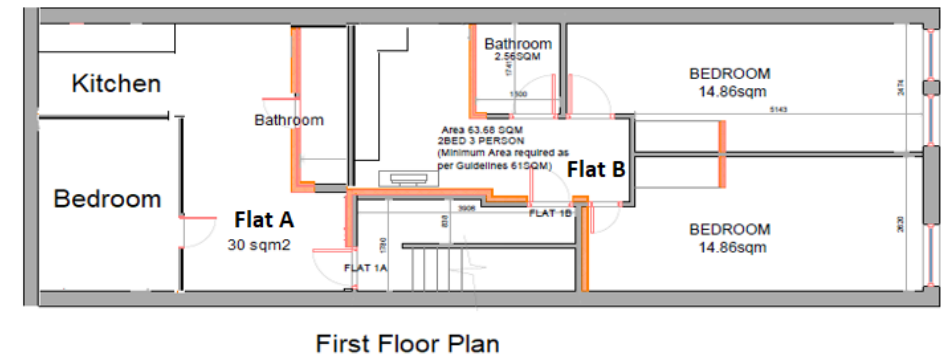
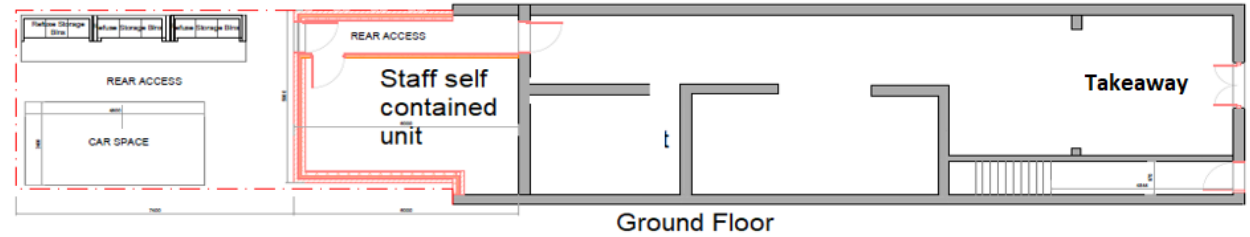
Flat C (2-bed): 64 sq m (688 sq ft)

No. 274 Worton Road

Flat 4 (2-bed): 76 sq m (818 sq ft)

Total Residential Area: 261 sq m (2,807 sq ft)

Total Commercial Area: 83 sq m (893 sq ft)



546 London Road

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Tenancy:

No. 546 London Road

Ground Floor Takeaway and Rear Ground Floor Studio Flat are at present let to an Individual for a term of 10 years from 1st August 2018 at a current rent of £32,000 p.a. and the lease contains full repairing and insuring covenants.

Mutual option to determine at any time from 2027 with min 6 months' notice.

Flat A is at present let on AST to an Individual for a term of 12 Months from 15th December 2023 at a current rent of £16,800 p.a. Deposit held of £1,400.

Flat B is at present let on AST to an Individual for a term of 12 Months from 23rd November 2023 at a current rent of £16,200 p.a. Deposit held of £1,350.

Flat C is at present let on AST to an Individual for a term of 12 Months from 1st August 2023 at a current rent of £12,000 p.a. Deposit held of £900.

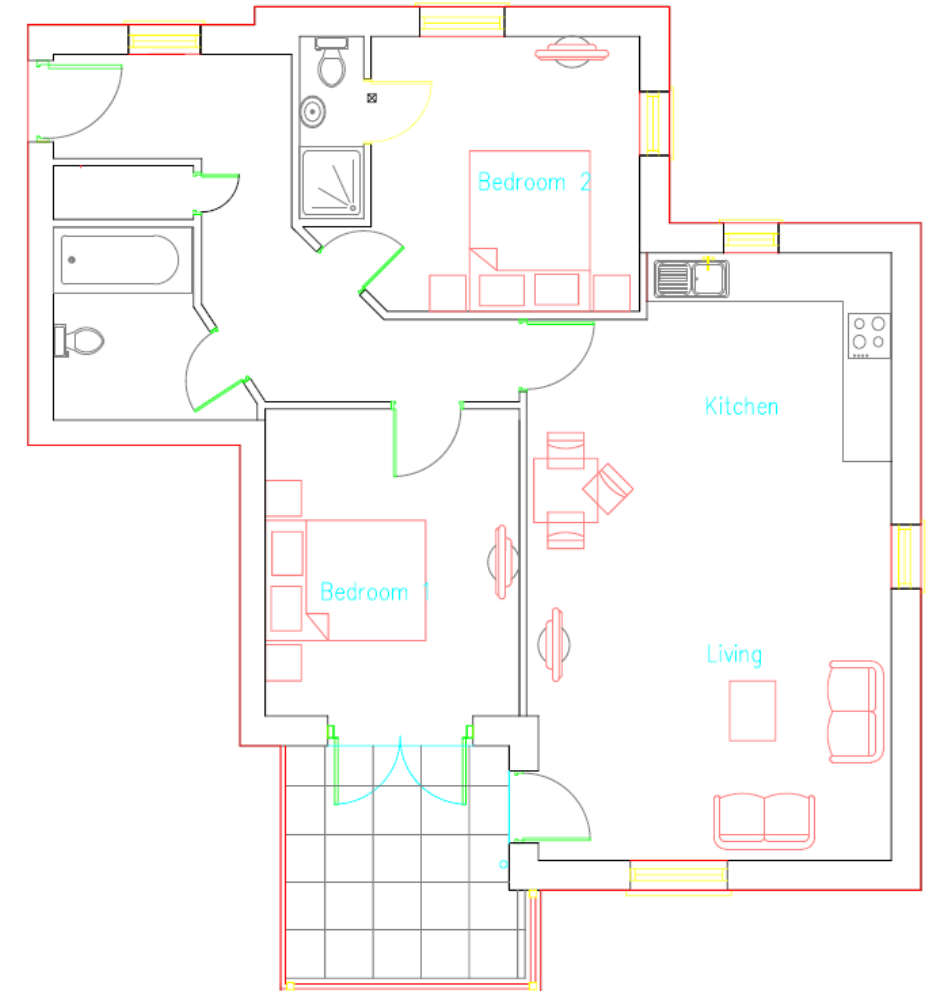
No. 274 Worton Road

Flat 4 is at present let on AST to an Individual for a term of 12 Months from 25th May 2024 at a current rent of £21,000 p.a. Deposit held of £1,750.

Tenure:

No. 546 London Road - Freehold

Flat 4, No. 274 Worton Road - Leasehold. Held on a 125 Year lease from 1st December 2013 at peppercorn ground rent.



Flat 4, 274 Worton Road

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Rear of 546 London Road



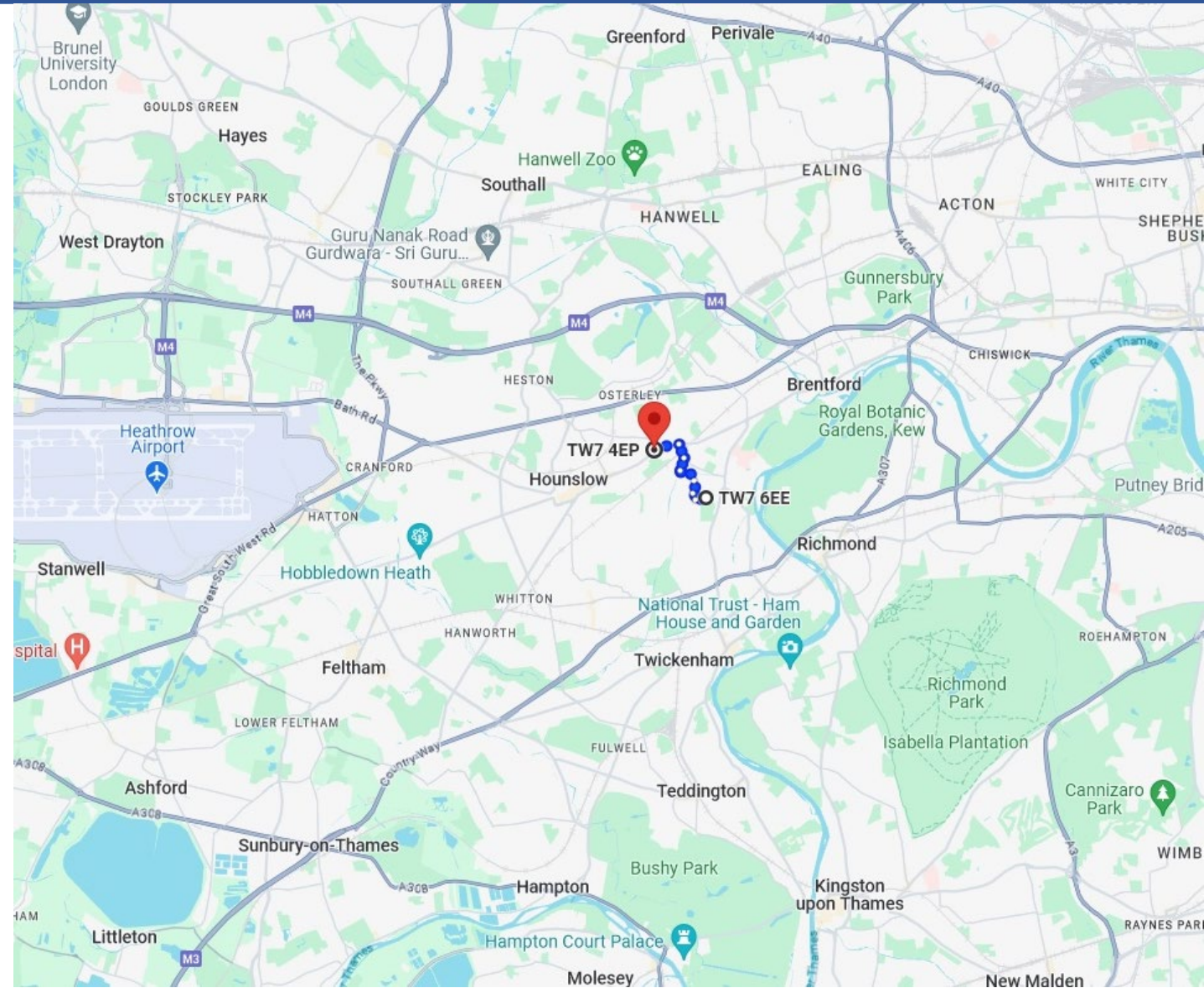
Flat 4, 274 Worton Road

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Location:

Situated within short walk from Isleworth Train station and Thornbury Road bus stop just 0.05km away. Nearby amenities include Costcutter, M&S Simply Food, Tesco Express, and Sainsburys, ensuring that daily essentials are within easy reach. Additionally, a variety of dining options are available, with Roosters and Chicken Valley just steps away, providing an array of culinary choices for residents. The property is also surrounded by educational institutions, with Spring Grove Primary School, Ashton House School, and Isleworth & Syon School all within 1km distance, offering quality education for families with children. Further, West Thames College, Brunel University Sports & Dance Injury Clinic, and Chalk n Duster are among the popular higher education options located nearby, making it an ideal location for students and academics.



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Contacts:

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