

St. Leonards-on-Sea – 30/30A Fernside Avenue, East Sussex TN38 0UU  
Freehold Residential & Retail Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



# St. Leonards-on-Sea – 30/30A Fernside Avenue, East Sussex TN38 0UU

## Freehold Residential & Retail Ground Rent Investment



### Investment Consideration:

- Purchase Price: £190,000
- Gross Initial Yield: 6.00%
- Rental Income: £11,400 p.a.
- VAT is NOT applicable to this property
- Comprises 3-bedroom residential flat at first/second floor with single car garage at rear
- Includes ground floor takeaway shop, that has been sold-off on long leasehold
- Situated in predominantly residential area within 1.2 miles from St. Leonards-on-Sea town centre, with occupiers nearby including Tesco Express, Hair and Beauty salon and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 30A (First/Second Floor)	First/Second Floor: 92 sq m (990 sq ft) 3 bedrooms, kitchen, living room, bathroom Garage	Individual	12 Months from April 2025	£11,400	Note 1: AST
No. 30 (Ground Floor)	Ground Floor Takeaway	Limited Company	999 Years from May 2025	Peppercorn	Note 1: FRI

Total				£11,400	
-------	--	--	--	---------	--



# St. Leonards-on-Sea – 30/30A Fernside Avenue, East Sussex TN38 0UU

## Freehold Residential & Retail Ground Rent Investment



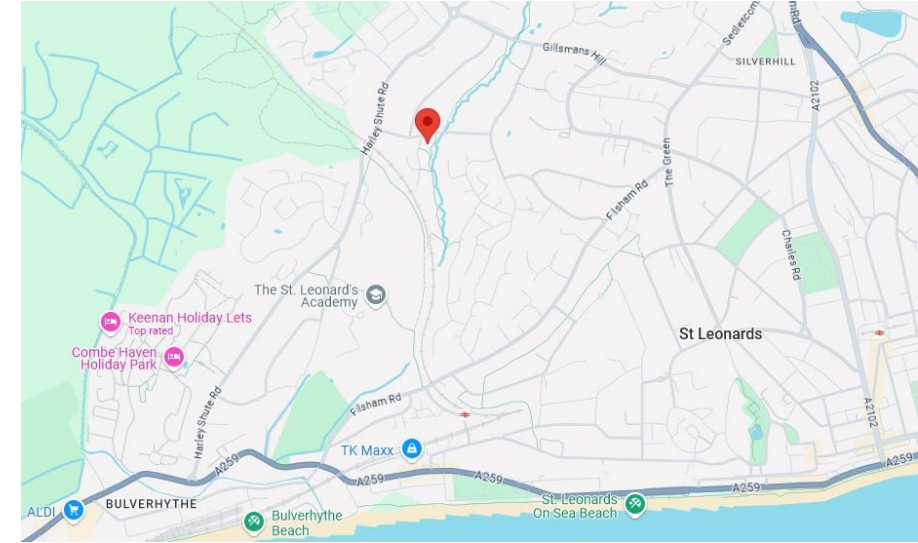
### Property Description:

Comprises 3-bedroom maisonette at first and second floor with single car garage at rear. The property also includes takeaway shop at ground floor (sold-off), providing the following accommodation and dimensions:

Ground Floor: Takeaway (sold-off)

First/Second Floor: 92 sq m (990 sq ft)

3 bedrooms, kitchen, living room, bathroom



### Tenancy:

The residential flat is at present let on AST to an Individual for a term of 12 Months from April 2025 at a current rent of £11,400 per annum. The takeaway has been sold-off on long leasehold for a term of 999 years from May 2025 at ground rent of peppercorn.

### Location:

St Leonards-on-Sea is a town and seaside resort in the Borough of Hastings in East Sussex. The property is situated in a parade of commercial units in a predominantly residential area of St Leonards, with occupiers nearby including Tesco Express, Hair and Beauty salon and more.

# St. Leonards-on-Sea – 30/30A Fernside Avenue, East Sussex TN38 0UU

## Freehold Residential & Retail 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



### 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.