

London TW12 - 118a & 118b High Street, Hampton Hill TW12 1NT
Virtual Freehold Restaurant Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



London TW12 - 118a & 118b High Street, Hampton Hill TW12 1NT

Virtual Freehold Restaurant Investment



Investment Consideration:

- Purchase Price: £625,000
- Gross Initial Yield: 6.08%
- Rental Income: £38,000 p.a.
- VAT is NOT applicable to this property
- Comprises Ground Floor Double Fronted Restaurant with rear access
- Located within ½ mile from Fulwell Train Station, which provides direct services to London Waterloo
- Nearby occupiers include Tesco Express, Costa Coffee and Sneller`s Estate Agents, amongst many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 118 A-B (Ground Floor)	Two Retail Shops 125 sq m (1,340 sq ft) Open plan retail, Kitchen, Staff and Customer WC, Storage	Family and Friends Co Limited	25 Years from 29 September 2021	£38,000	Note 1: FRI Note 2: Rent review every fifth year linked to RPI Note 3: Break clause 28.09.26, 28.09.31, 28.09.36 and 28.09.41 Note 4: Rent deposit held of £9,500
Total				£38,000	

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Property Description:

The property comprises ground floor double fronted restaurant, providing the following accommodation and dimensions:

Ground Floor: Restaurant 125 sq m (1,340 sq ft)
Open plan retail, Kitchen, Staff and Customer WC, Storage

Tenancy:

The restaurant is at present let to Family and Friends Co Limited for a term of 25 years from 29th September 2021 at a current rent of £38,000 per annum. The lease contains full repairing and insuring covenants. Rent reviews every fifth year linked to RPI. The tenant has option to determine the lease on the fifth, tenth, fifteenth and twentieth anniversary. Rent deposit held of £9,500.

Tenure:

Long Leasehold. To be held on a new 999 year leasehold agreement upon completion at peppercorn ground rent.



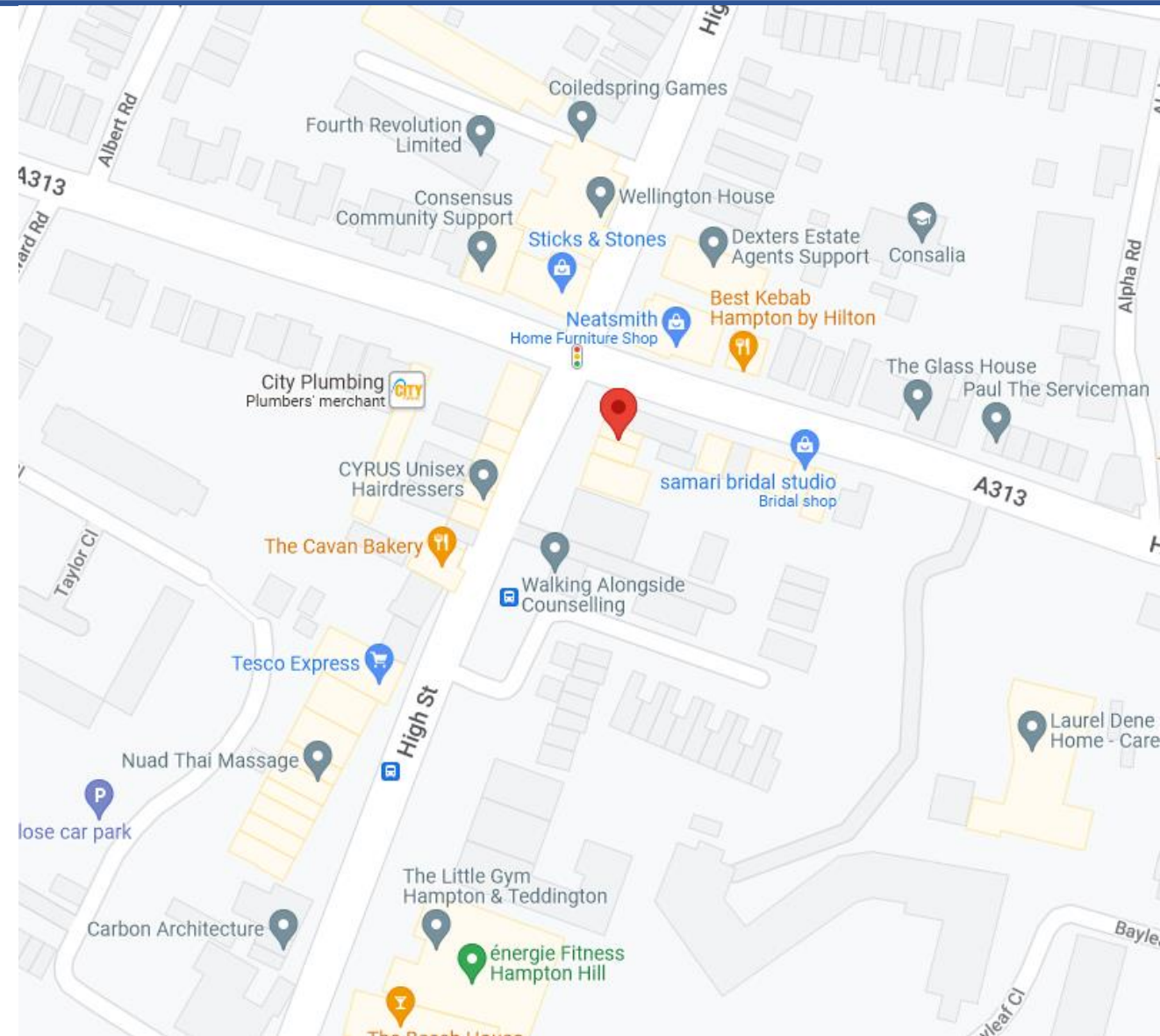
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Location:

Hampton Hill is a district in the London Borough of Richmond upon Thames to the south of Twickenham. It is served by Fulwell railway station and Hampton railway station on the Shepperton to Waterloo line. It is part of what is collectively known as The Hamptons. The property is located within ½ mile from Fulwell Rail Station. Aside from the residential areas of the town, the High Street is filled with shops, restaurants, several cafes, a few public houses and a traditional 75-year-old bakery. The High Street also stages a yearly parade before Christmas when the street is closed and a procession takes place. The property is located next to the junction between High Street and Hampton Road. Occupiers close by include Tesco Express, Costa Coffee and Sneller`s Estate Agents, amongst many more.



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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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