

London SM5 - 29 The Market, Wrythe Lane, Sutton SM5 1AG
Freehold Residential & Retail Ground Rent Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £2,299,000
- Gross Initial Yield: 5.48%
- Rental Income: £125,946.48 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop (sold off), 9 x Studio Flats, 2 x 2-Bed Flats and 1 x Letting Room, arranged over first, second and third floor.
- Recently refurbished to a high-quality standard
- Property includes 2 x full sized kitchens on second and third floor
- Located within 4 minute drive from Morden Station which provides direct services to Central London and a 10 minute walk from Sutton High Street, providing quick access to a range of local shops and amenities.
- Nearby occupiers include Lidl, Papa Johns, William Hill and B&B, amongst other retailers





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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 29 (Ground Floor)	Retail Shop: sold off	BM Gold Mountain Int Ltd	999 Years from 2019	Peppercorn	Note 1: FRI
Flat 29c (Ground Floor)	Two-Bedroom Flat: 59 sq m (635sq ft)	Theori Housing	3 Years from 1 September 2022	£13,160.28	Note 1: Guaranteed Lease Agreement
Studio 1 (First Floor)	Net internal area: 17 sq m (183 sq ft) Double Bed, Kitchen, Bathroom	Theori Housing	3 Years from 1 September 2022	£10,471.20	Note 1: Guaranteed Lease Agreement
Studio 2 (First Floor)	Net internal area: 15 sq m (161 sq ft) Double Bed, Kitchen, Bathroom	Theori Housing	3 Years from 1 September 2022	£10,471.20	Note 1: Guaranteed Lease Agreement
Studio 3 (First Floor)	Net internal area: 17 sq m (183 sq ft) Double Bed, Kitchen, Bathroom	Theori Housing	3 Years from 1 September 2022	£10,471.20	Note 1: Guaranteed Lease Agreement
Studio 10 (First Floor)	Net internal area: 15 sq m (161 sq ft) Double Bed, Kitchen, Bathroom	Theori Housing	3 Years from 1 September 2022	£5,385.12	Note 1: Guaranteed Lease Agreement
Studio 4 (Second Floor)	Net internal area: 15 sq m (161 sq ft) Double Bed, Kitchen, Bathroom	Theori Housing	3 Years from 1 September 2022	£10,471.20	Note 1: Guaranteed Lease Agreement
Studio 5 (Second Floor)	Net internal area: 18 sq m (194 sq ft) Double Bed, Kitchen, Bathroom	Theori Housing	3 Years from 1 September 2022	£10,471.20	Note 1: Guaranteed Lease Agreement
Studio 6 (Second Floor)	Net internal area: 16 sq m (172 sq ft) Double Bed, Kitchen, Bathroom	Theori Housing	3 Years from 1 September 2022	£10,471.20	Note 1: Guaranteed Lease Agreement
Studio 7 (Third Floor)	Net internal area: 15 sq m (161 sq ft) Double Bed, Kitchen, Bathroom	Theori Housing	3 Years from 1 September 2022	£10,471.20	Note 1: Guaranteed Lease Agreement
Studio 8 (Third Floor)	Net internal area: 16 sq m (172 sq ft) Double Bed, Kitchen, Bathroom	Theori Housing	3 Years from 1 September 2022	£10,471.20	Note 1: Guaranteed Lease Agreement
Studio 9 (Third Floor)	Net internal area: 19 sq m (205 sq ft) Double Bed, Kitchen, Bathroom	Theori Housing	3 Years from 1 September 2022	£10,471.20	Note 1: Guaranteed Lease Agreement
Flat 29b (Third Floor)	Two-Bedroom Flat: 41 sq m (441 sq ft)	Theori Housing	3 Years from 1 September 2022	£13,160.28	Note 1: Guaranteed Lease Agreement
Total				£125,946.48	

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Property Description:

The property comprises ground floor shop (sold off), 9 x Studio flats, 2 x 2-Bed flats and 1 x Letting Room arranged over first, second and third floor. Property includes 2 x full sized kitchens on second and third floor, providing the following accommodation and dimensions:

Ground Floor: 59 sq m (635 sq ft)

Retail Shop - Sold Off

Flat No. 29c - 59 sq m (635 sq ft)

First Floor: 64 sq m (688 sq ft)

Studio 1 - 17 sq m (183 sq ft)

Studio 2 - 15 sq m (161 sq ft)

Studio 3 - 17 sq m (183 sq ft)

Studio 10 - 15 sq m (161 sq ft)

Second Floor: 49 sq m (527 sq ft)

Studio 4 - 15 sq m (161 sq ft)

Studio 5 - 18 sq m (194 sq ft)

Studio 6 - 16 sq m (172 sq ft)

Third Floor: 91 sq m (979 sq ft)

Studio 7 - 15 sq m (161 sq ft)

Studio 8 - 16 sq m (172 sq ft)

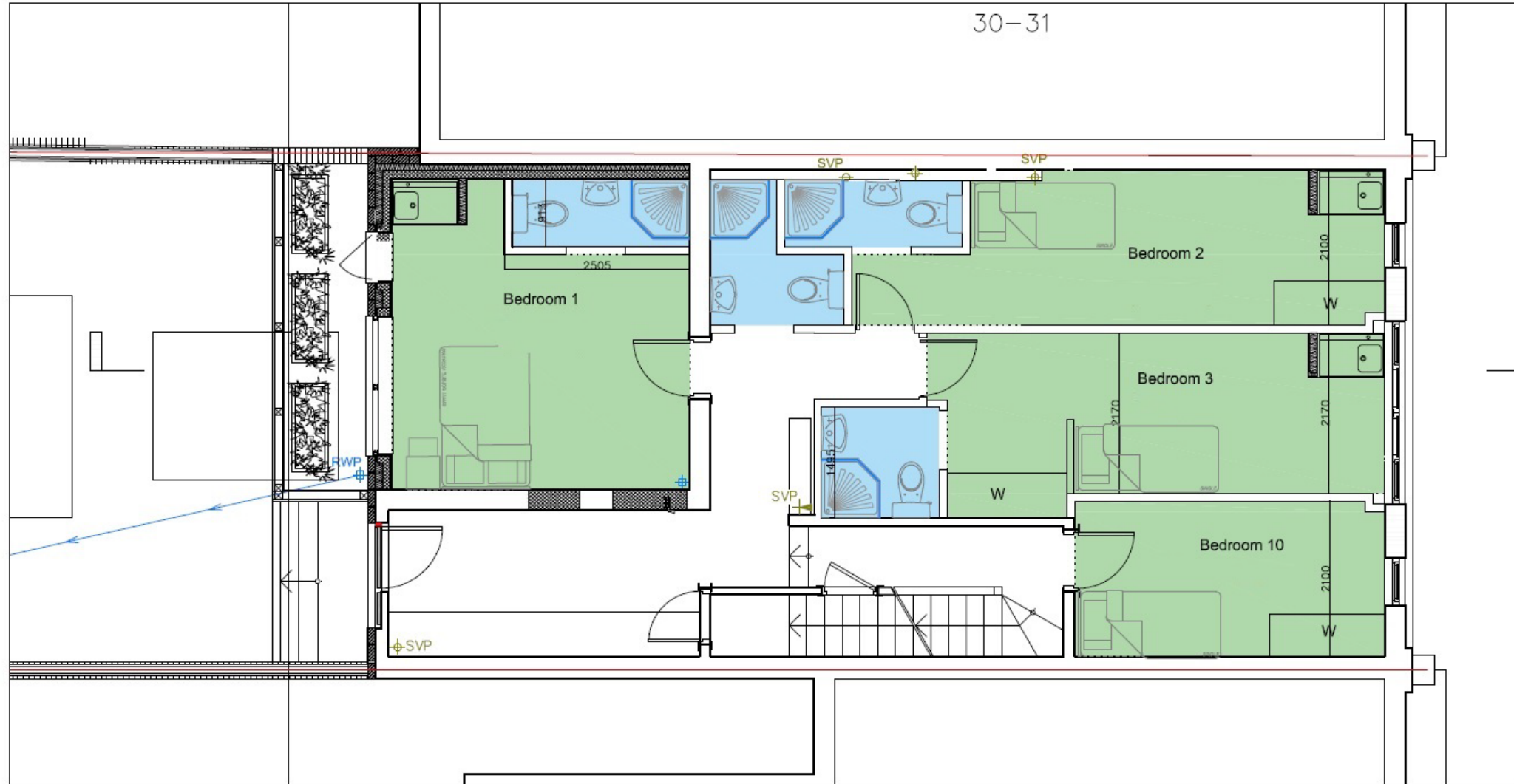
Studio 9 - 19 sq m (205 sq ft)

Flat 29b - 41 sq m (441 sq ft)

Total area size: 263 sq m (2,829 sq ft)



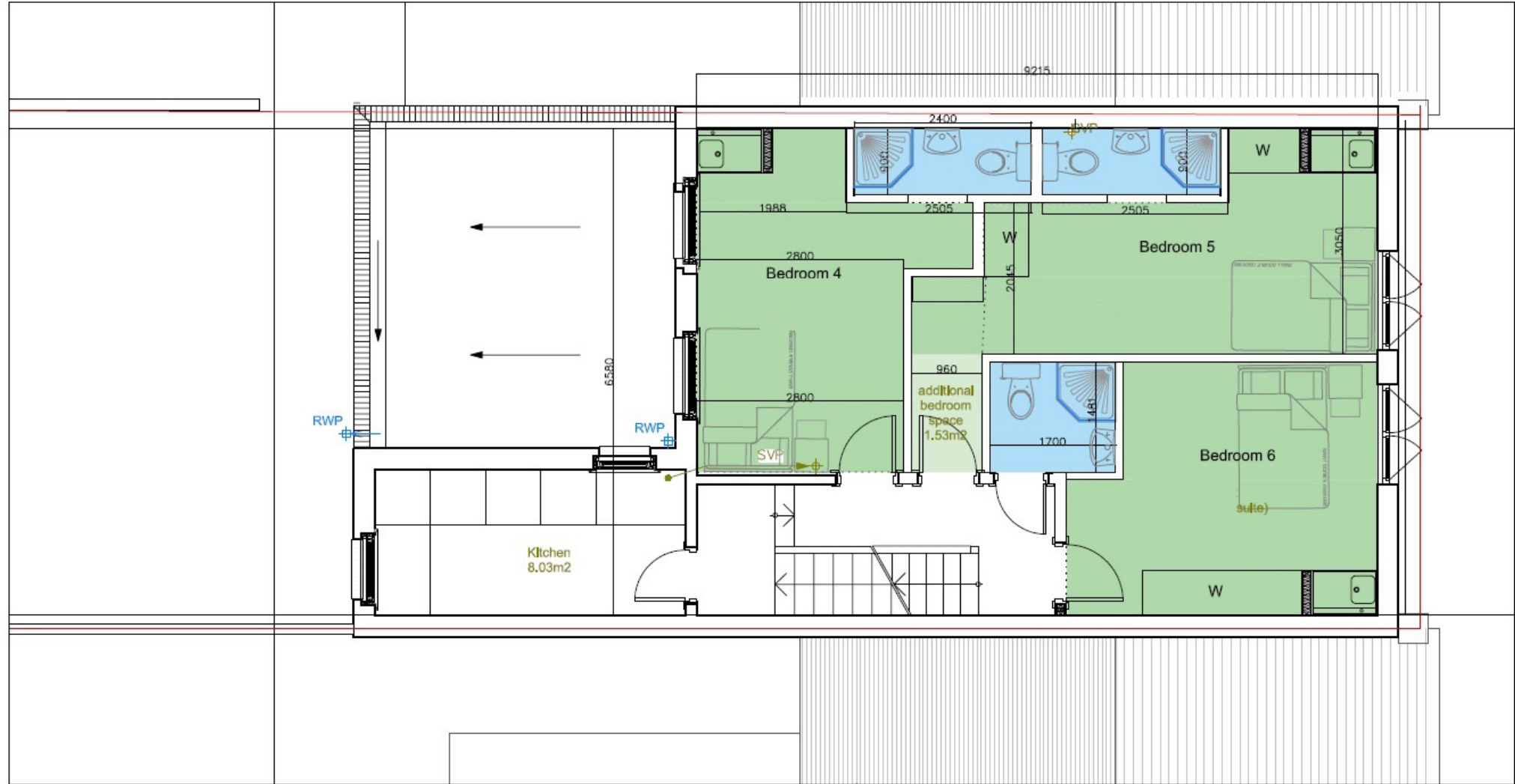
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1st Floor Plan

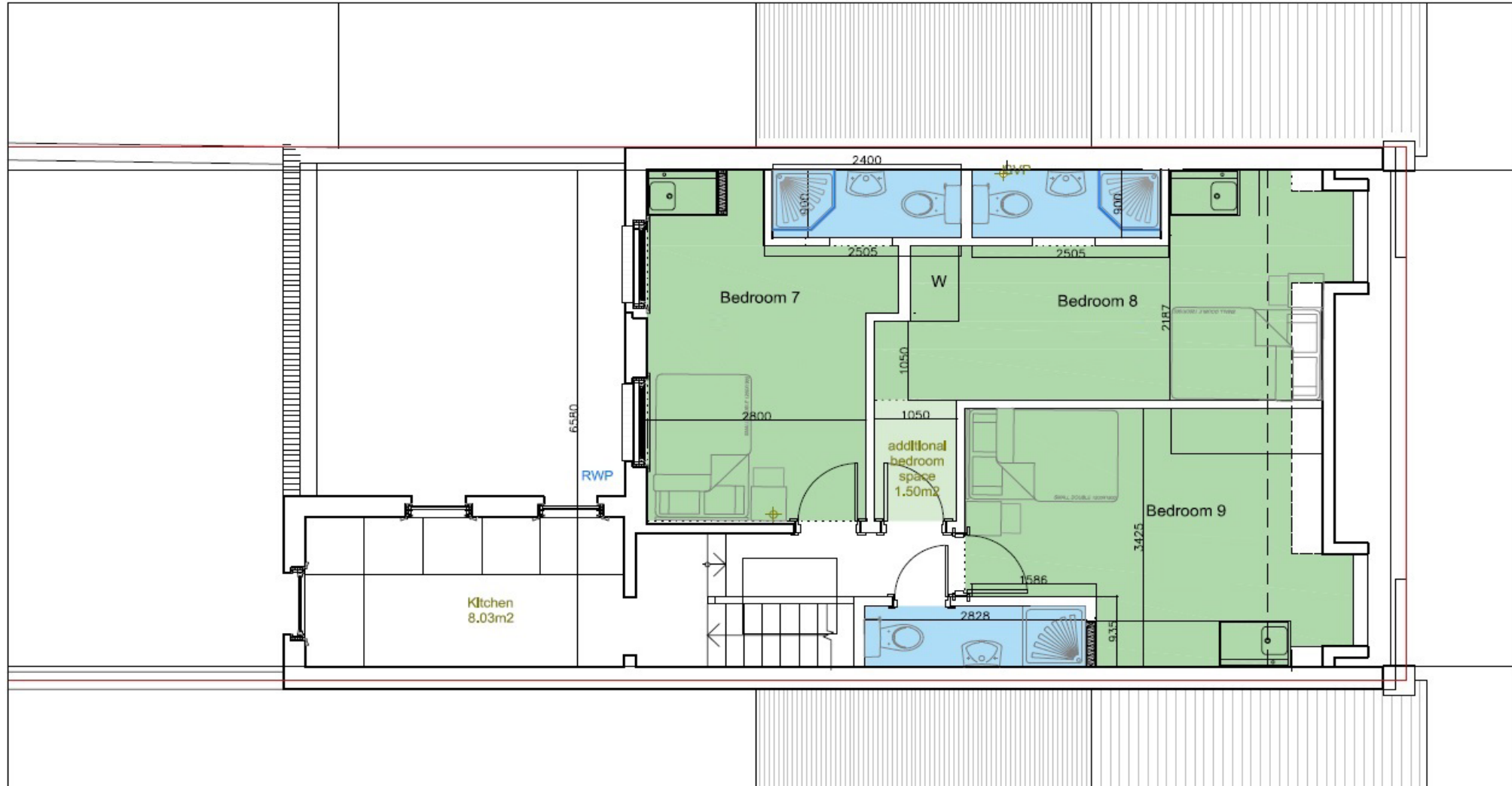
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2nd Floor Plan

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3rd Floor Plan

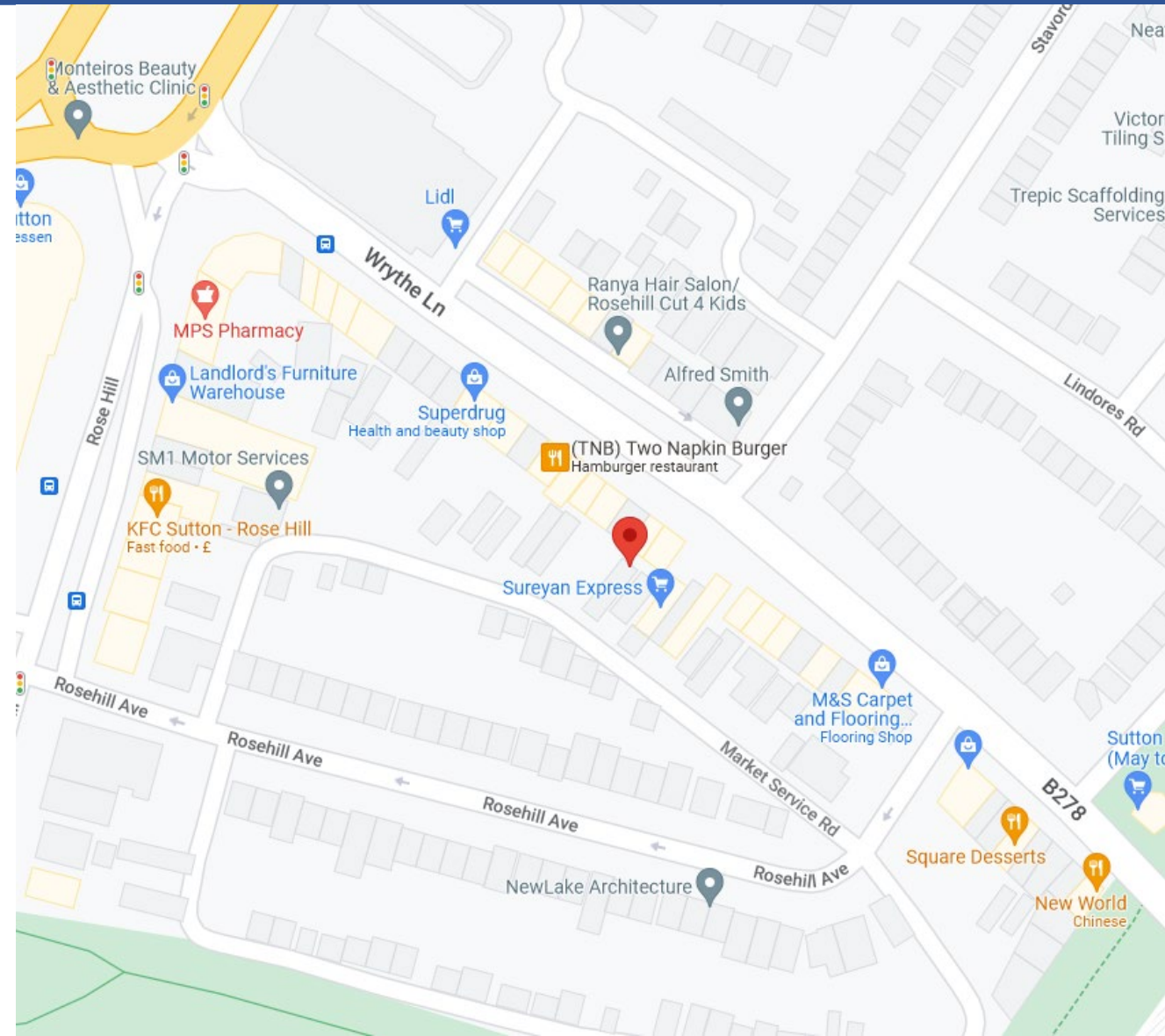
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Location:

Sutton is the principal town of the eponymous London Borough of Sutton in South London, England. It lies on the lower slopes of the North Downs, and is the administrative headquarters of the Outer London borough. It is 10 miles (16 km) south-south west of Charing Cross, and is one of the thirteen metropolitan centres in the London Plan. Sutton station is the town's major station, from where frequent direct trains run to several main central London stations – London Victoria, London Bridge, Blackfriars, City Thameslink and, for Eurostar services, St Pancras International. The station is served by both Thameslink and Southern. The fastest of the Victoria-bound trains from Sutton station take 25 minutes. The property is located within 4 minute drive from Morden Station which provides direct services to Central London and a 10 minute walk from Sutton High Street, providing quick access to a range of local shops and amenities. Nearby occupiers include Lidl, Papa Johns, William Hill and B&B, amongst other retailers



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Contacts:

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