



London TW1 - 154 Heath Road, Twickenham TW1 4BN
Long Leasehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



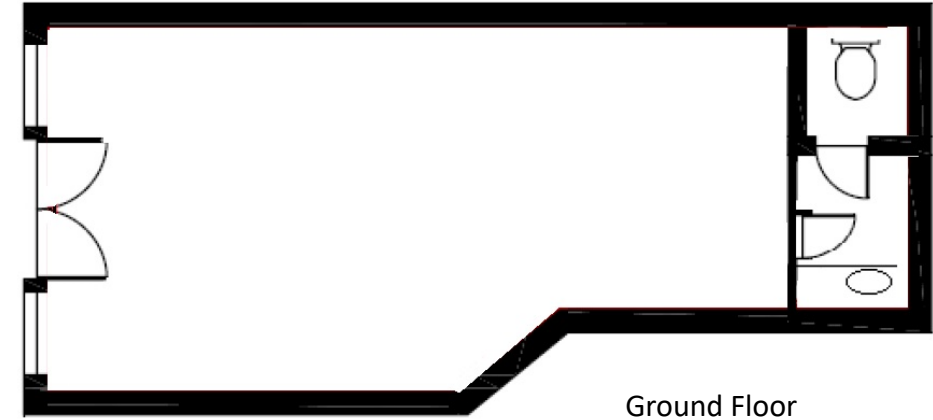
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Investment Consideration:

- Purchase Price: £256,000
- Gross Initial Yield: 7.03%
- Rental Income: £18,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop t/a bubble tea shop
- Occupiers close by include Tesco Express, Medivet, Barbers, Café, Restaurants and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 154 (Ground Floor)	Retail Shop: 35 sq m (377 sq ft) Open plan retail, kitchenette, WC	Individual	10 Years from 8 November 2023	£18,000	Note 1: FRI Note 2: Rent review on 08.11.28 linked to RPI Note 3: Tenant option to determine on 08.11.28 with minimum 6 months notice Note 4: Deposit held of £4,500 Note 5: Lease within Landlord & Tenant Act 1954
			Total	£18,000	

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Property Description:

Comprises ground floor mid-terrace shop, providing the following accommodation and dimensions:

Ground Floor: 35 sq m (377 sq ft)
Open plan retail, kitchenette, WC

Tenancy:

The property is at present let to Individual for a term of 10 years from 8th November 2023 at a current rent of £18,000 per annum and the lease contains full repairing and insuring covenants. Rent review on 08.11.28 linked to RPI. Tenant option to determine on 08.11.28 with min 6 months notice. Deposit held of £4,500.
Lease within Landlord & Tenant Act 1954

Tenure:

Long Leasehold. Held on a 125 Year lease from 25th December 2003 at a ground rent of £400 p.a.. Reversion 2128.



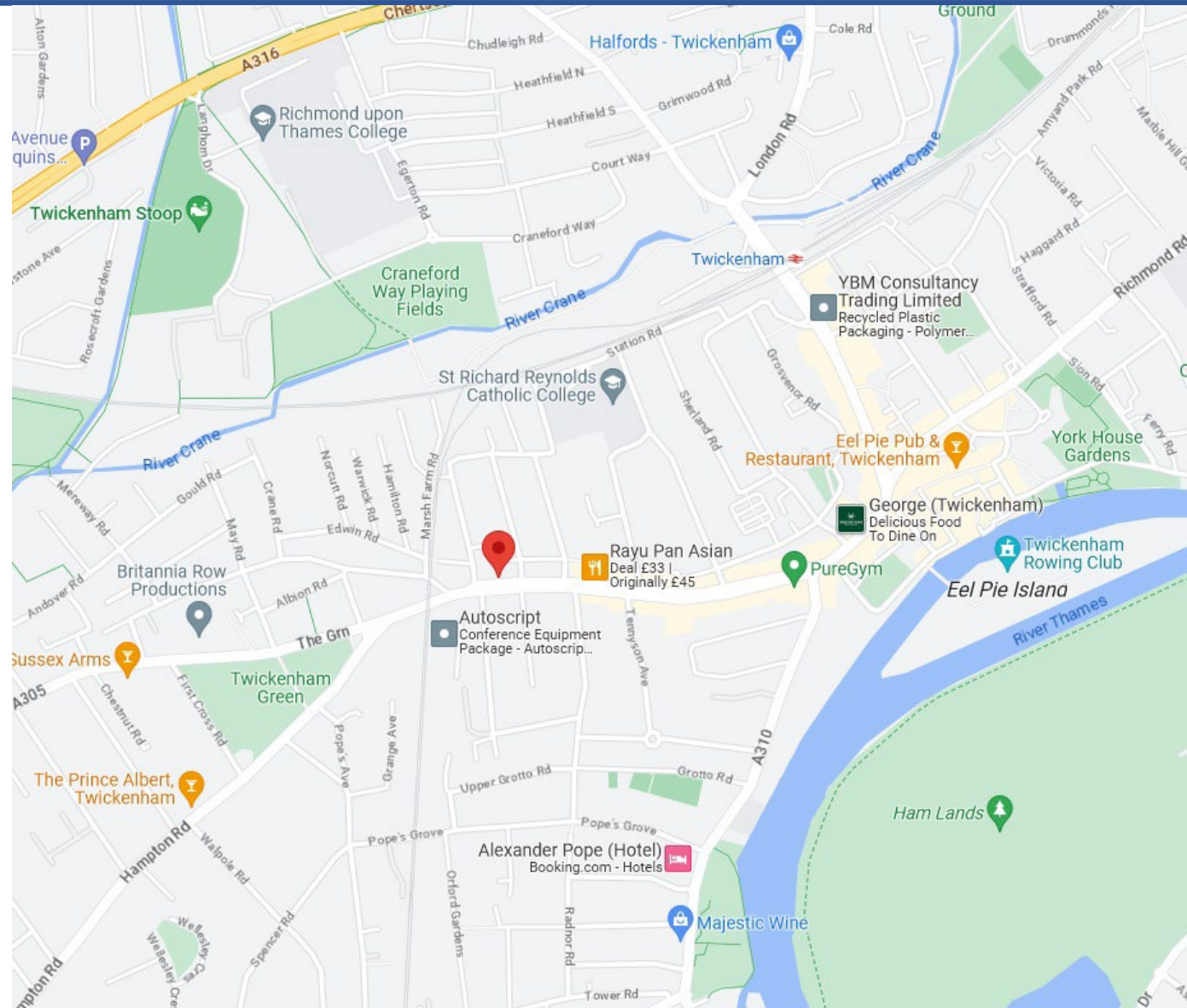
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Location:

The property is situated on the North side of Heath Road, within short walk to Twickenham Train Station. Occupiers close by include Tesco Express, Medivet, Barbers, Café, Restaurants, Pure Gym and many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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