

CALIBRE ACQUIRE



Leading London's Off Market
Property Acquisitions

140-142 High Street, Walthamstow

New to the market is a unique opportunity to acquire a mixed-use freehold asset in one of East London's most sought-after, up-and-coming areas: Walthamstow.

The property consists of three two-bedroom residential flats, one one-bedroom residential flat, and three ground-floor commercial units, offering a strong seven percent yield. This makes it an excellent investment opportunity for long-term investors, with potential for future development to further enhance its value.



LOCATION; Walthamstow, E17

Walthamstow, one of East London's most vibrant and rapidly developing areas, has become a hotspot for property investors. With excellent transport links, including the Victoria Line and Overground services, the area offers easy access to Central London, making it highly desirable for both tenants and homeowners.

Known for its thriving local community, green spaces, and a growing array of cafes, restaurants, and cultural attractions, Walthamstow continues to attract young professionals and families seeking a balance of city living and suburban charm. The ongoing regeneration projects and strong rental demand present significant opportunities for long-term capital growth and attractive yields, making Walthamstow a compelling choice for savvy investors.

 Walthamstow Station
0.3 miles

 St. James Street Station
0.7 miles

26 mins to Liverpool Street via public transport



Residential Apartments



The property comprises four residential apartments, each providing a good rental income with room for potential increases.

- Flat 1: A 48 square metre, one-bedroom apartment, currently generating £1,550 per calendar month.
- Flat 2: A 51 square metre apartment featuring one double bedroom and one single bedroom, with a current rent of £1,850 per calendar month.
- Flat 3: A 71 square metre, two-bedroom apartment, currently achieving £1,850 per calendar month.
- Flat 4: A 66 square metre, two-bedroom apartment, with a current rent of £1,880 per calendar month.





Each of the properties has been recently updated, featuring new kitchens, bathrooms, and flooring.

Commercial

The commercial unit is leased to Gratka Polish Deli for £72,000 per annum on a 16-year lease, with rent reviews every five years, upward only.

Gratka Polish Deli has subdivided the retail space into three units, subsequently leasing the adjacent shops to Herbs & China and S&I Phones.

Full lease agreements are available upon request.



Planning Constraints

Greenbelt: No

Conservation Area: No

Listed Building: No

2019-20	2019-20	2020-21	2021-22	Total
Houses Required	1,105	842	1,264	3,210
Houses Delivered	911	1,415	981	3,307
Houses Delivered of Target			103%	
Consequence			None	

Energy Performance Rating:

	Size	Rating	Score
Flat 1	48	C	72
Flat 2	51	C	74
Flat 3	71	D	60
Flat 4	66	D	62

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