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

BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £195,000
- Gross Initial Yield: 5.85%
- 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	Periodic	£11,400	Note 1: APT
No. 30 (Ground Floor)	Ground Floor Takeaway	Limited Company	999 Years from 2026	Peppercorn	Note 1: FRI
			Total	**£11,400**	

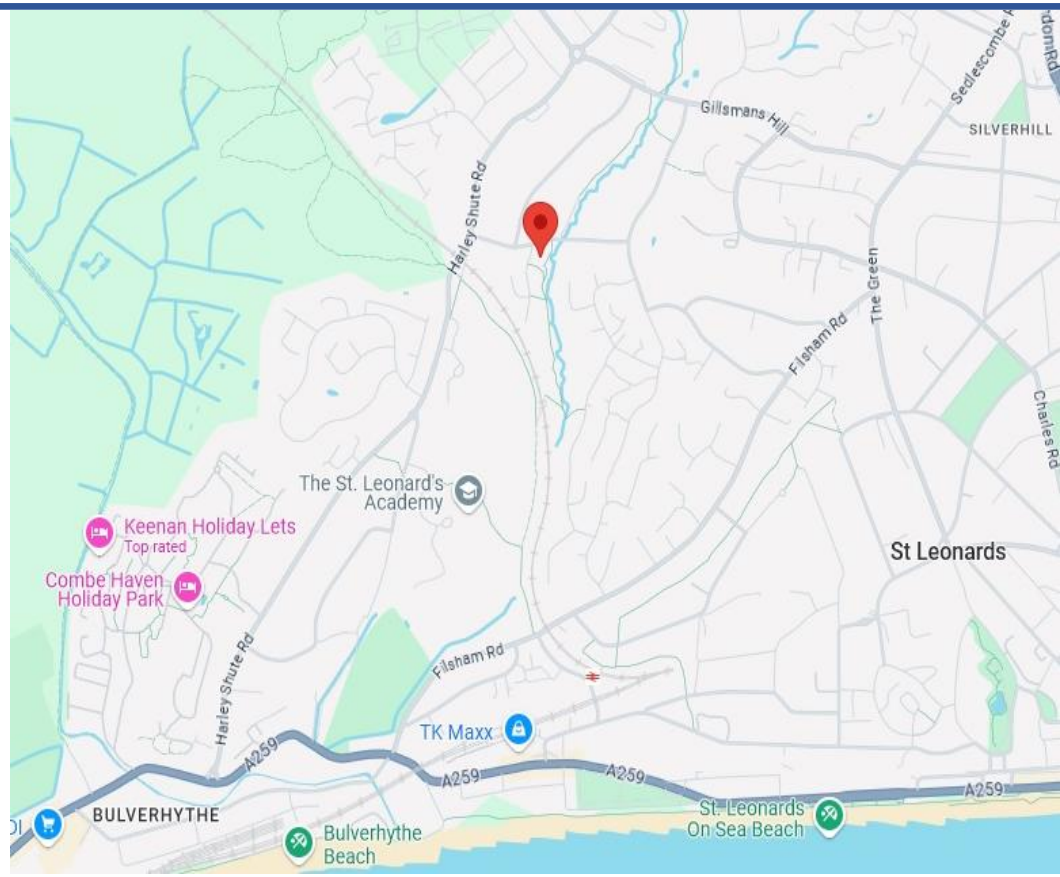
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Property Description:

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 APT to an Individual 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 2026 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.

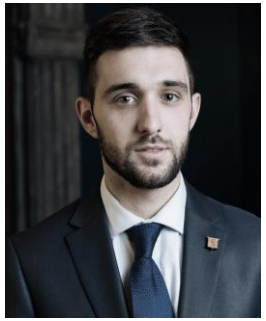
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Contacts:

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



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