

Watford – 137 St Albans Road WD17 1RA
Leasehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Watford – 137 Albans Road WD17 1RA

Leasehold Residential Investment



Investment Consideration:

- Purchase Price: £375,000
- Gross Initial Yield: 8.00%
- Rental Income: £30,000 p.a.
- VAT is NOT applicable to this property
- Comprises 2-bed apartment with study room arranged over first and second floor
- Situated within short walk from Watford Rail Station which provides direct links to London Euston every 5-10 minutes during peak hours
- Occupiers close by include local cafes, barbers and restaurants, amongst others.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No.137 (First & Second Floor)	First Floor: Kitchen, Living/Dining Room, Bedroom, Study, Bathroom Second Floor: Large Bedroom, Bathroom	Aston Pearl Ltd	3 Years from 8 January 2024	£30,000	Note 1: Common Law Tenancy Agreement

Total

£30,000

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First Floor

Property Description:

Comprises first and second floor self-contained flat, accessed via private entrance from St Albans Road and providing the following accommodation and dimensions:

First Floor: Kitchen, Living/Dining Room, Bedroom, Study, Bathroom

Second Floor: Large Bedroom, Bathroom

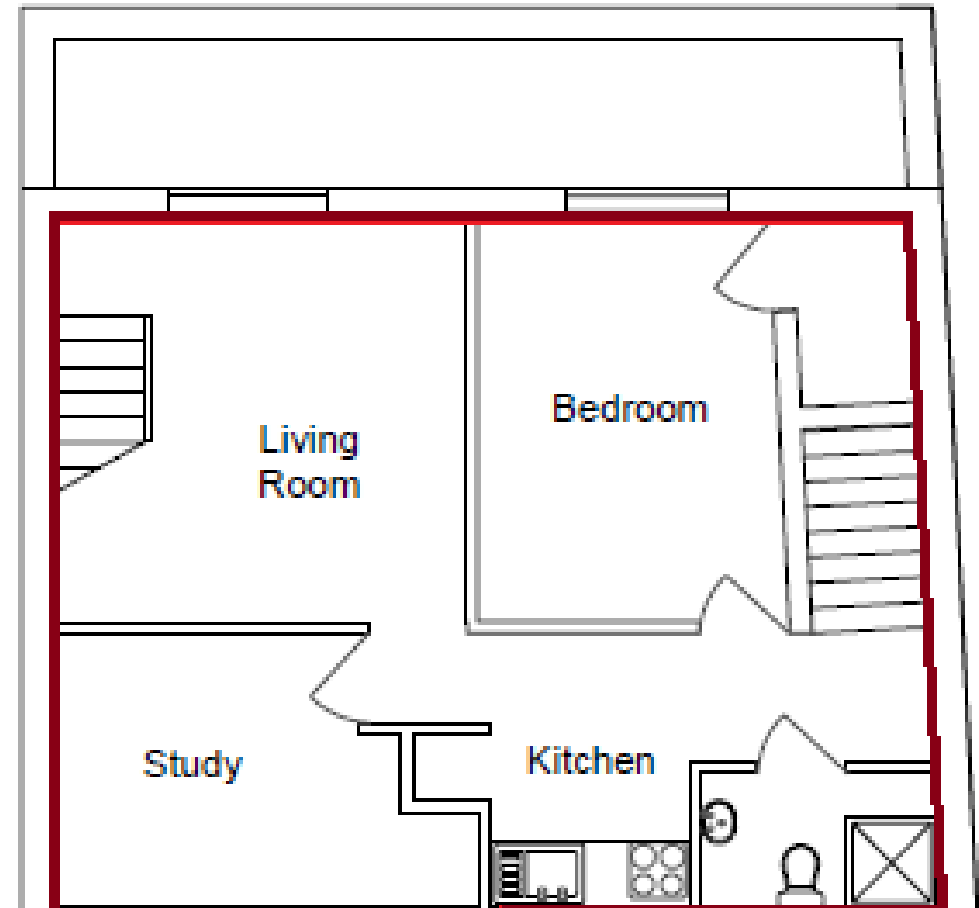
Total area size: 75 sq m (807 sq ft)

Tenancy:

The property is at present let on Common Law Tenancy Agreement to Aston Pearl Ltd for a term of 3 Years from 8th January 2024 at a current rent of £30,000 per annum.

Tenure:

Long Leasehold. Held for a term of 125 Years from 14th August 2018 at a ground rent of £250 per annum. Reversion 2143.



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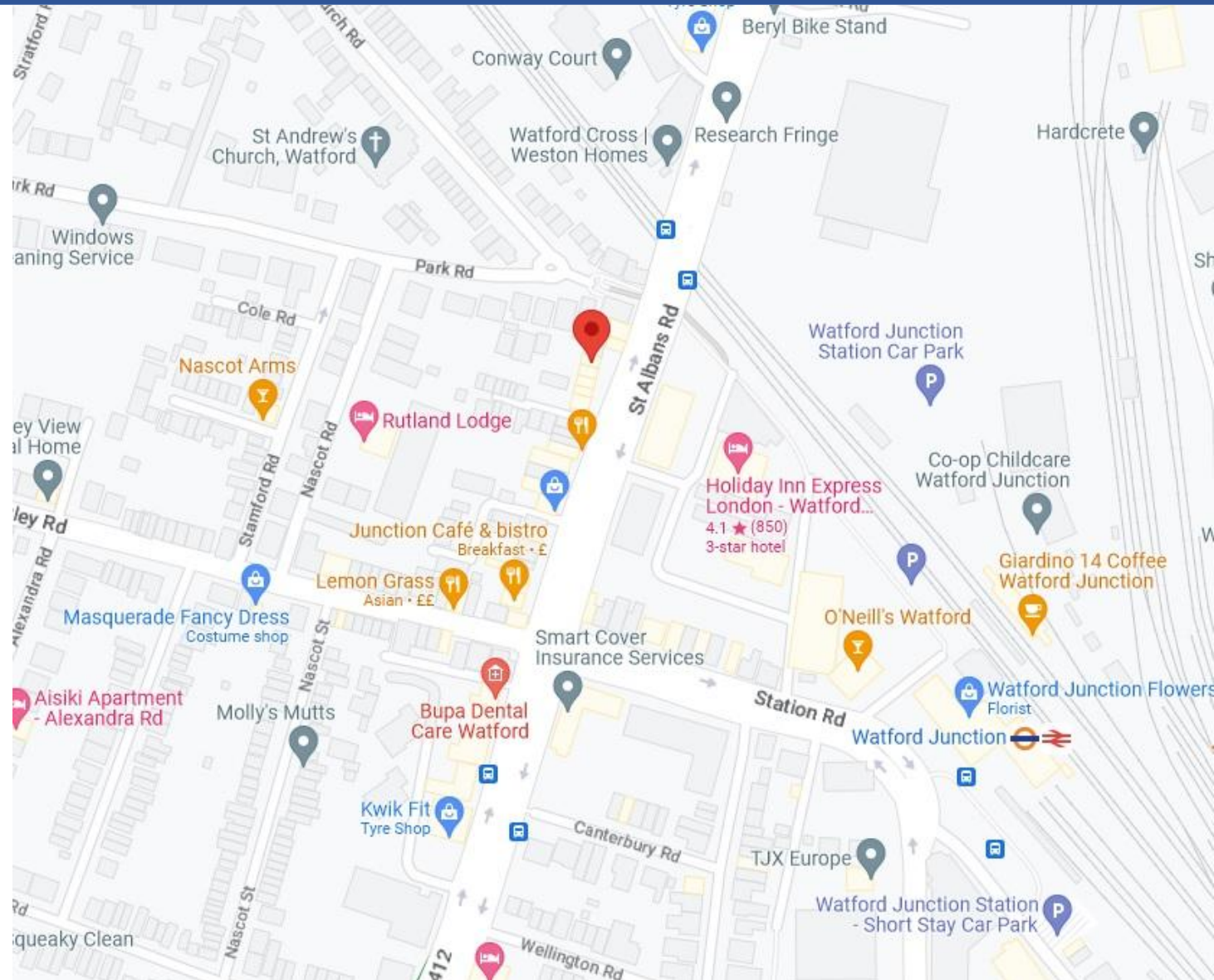


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Location:

Watford is a town and borough in Hertfordshire, England, 15 mi (24 km) northwest of Central London, on the River Colne. The property is situated on St Albans Road, within short walk from Watford Rail Station which provides direct links to London Euston every 5-10 minutes during peak hours. Occupiers close by include local cafes, barbers and restaurants, amongst others.



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Contacts:

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



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BLUE ALPINE

PROPERTY CONSULTANTS

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