

London SM6 – 179/181 Stafford Road, Wallington, Sutton SM6 9BT
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



London SM6 – 179/181 Stafford Road, Wallington, Sutton SM6 9BT

Freehold Retail & Residential Investment



Investment Consideration:

- Purchase Price: £1,550,000
- Gross Initial Yield: 5.95%
- Rental Income: £92,200 p.a.
- VAT is NOT applicable to this property
- Comprises 2 x Retail Shops, 1 x 1-Bed Flat and 8 x Studio Flats
- Total area size of 313 sq m (3,307 sq ft)
- Development potential for additional studio flat at the rear, subject to obtaining the necessary consents
- Located within 0.7 miles from Wallington Train station, which provides direct service to central London in 30 minutes
- Nearby occupiers include pharmacy, convenience store, restaurant/takeaway`s, café and others.



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 179 Stafford Road					
Retail Shop (Ground Floor)	Sales Area, Office, WC 35.20 sq m (379 sq ft)		10 Years from June 2022 (Heads of terms have been agreed and with solicitors)	£13,000	Note 1: FRI Note 2: Upward only rent review every 5 years Note 3: No breaks
Studio C (Ground Floor)	Double Bed, Kitchen, Bathroom/WC 22.66 sq m (244 sq ft)	Individual	12 Months from 1 August 2019 (Holding Over)	£7,020	Note 1: AST Note 2: Deposit held of £585
Studio D (Ground Floor)	Double Bed, Kitchen, Bathroom/WC 22.85 sq m (246 sq ft)	Individual	12 Months from 30 November 2020	£7,020	Note 1: AST Note 2: Deposit held of £585
Studio E (Ground Floor)	Double Bed, Kitchen, Bathroom/WC 16.00 sq m (172 sq ft)	Individual	12 Months from 9 January 2020 (Holding Over)	£6,600	Note 1: AST Note 2: Deposit held of £550
Studio F (Ground Floor)	Double Bed, Kitchen, Bathroom/WC 24.43 sq m (263 sq ft)	Individual	12 Months from 5 October 2019 (Holding Over)	£7,020	Note 1: AST Note 2: Deposit held of £585
Flat A (First Floor)	1 Bedroom, Kitchen/Living Room, Bathroom/WC 42.36 sq m (456 sq ft)	Individual	12 Months from 1 April 2019 (Holding Over)	£9,600	Note 1: AST Note 2: Deposit held of £750
Studio B (Second Floor)	Double Bed, Kitchen, Bathroom/WC 32.23 sq m (347 sq ft)	Individual	12 Months from 14 April 2021	£6,900	Note 1: AST Note 2: Deposit held of £525
No. 181 Stafford Road					
Retail Shop (Ground Floor)	Sales Area, Office, WC 47.75 sq m (514 sq ft)	Individual	10 Years from 6 May 2022	£15,000	Note 1: FRI Note 2: Upward only rent review in the 5th years Note 3: Tenant option to determine in the 5th year with minimum 6 months notice
Studio 1 (First Floor)	Double Bed, Kitchen, Bathroom/WC 27.74 sq m (234 sq ft)	Individual	12 Months from 29 July 2020 (Holding Over)	£7,140	Note 1: AST Note 2: Deposit held of £595
Studio 2 (First Floor)	Double Bed, Kitchen, Bathroom/WC 17.75 sq m (191 sq ft)	Individual	12 Months from 1 October 2020 (Holding Over)	£6,300	Note 1: AST Note 2: Deposit held of £525
Studio 3 (Second Floor)	Double Bed, Kitchen, Bathroom/WC 24.25 sq m (261 sq ft)	Individual	12 Months from 16 June 2019 (Holding Over)	£6,600	Note 1: AST Note 2: Deposit held of £535
Total				£92,200	

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Property Description:

Comprises 2 x Retail Shops, 1 x 1-Bedroom Flat and 8 x Self-Contained Studios, arranged over ground, first and second floor providing the following accommodation and dimensions:

No.179

Ground Floor:

Retail Shop	35.20 sq m	(379 sq ft)
Studio Flat C	22.66 sq m	(244 sq ft)
Studio Flat D	22.85 sq m	(246 sq ft)
Studio Flat E	16.00 sq m	(172 sq ft)
Studio Flat F	24.43 sq m	(263 sq ft)

First Floor:

1-Bed Flat A	42.36 sq m	(456 sq ft)
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Second Floor:

Studio Flat B	32.23 sq m	(347 sq ft)
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No.181

Ground Floor:

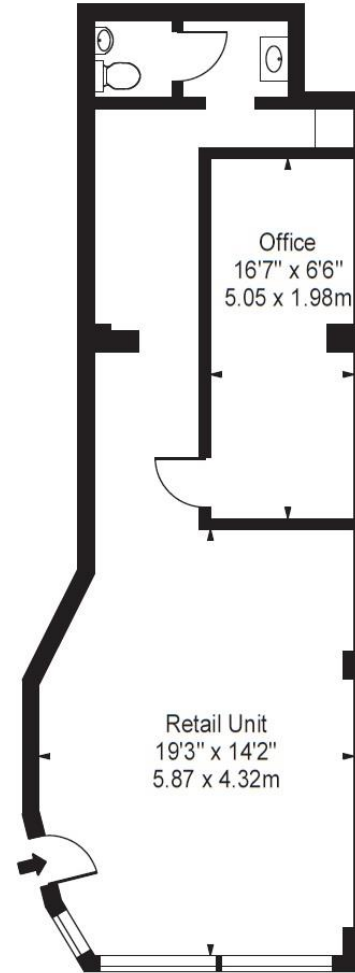
Retail Shop	47.75 sq m	(514 sq ft)
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First Floor:

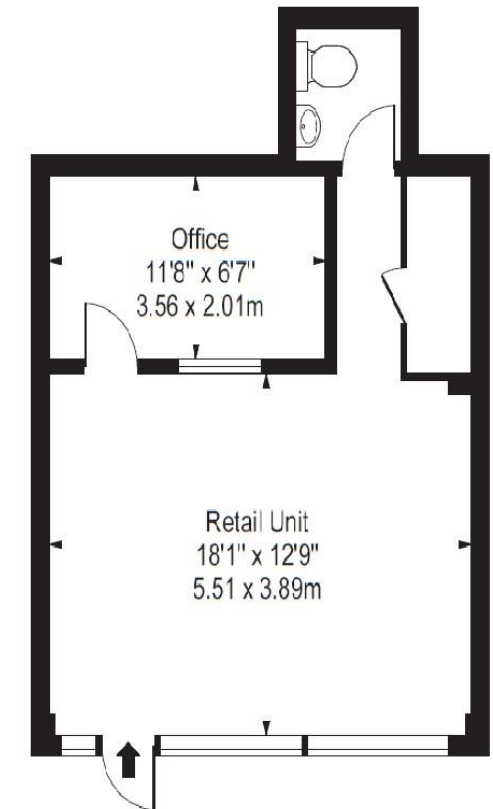
Studio Flat 1	27.74 sq m	(234 sq ft)
Studio Flat 2	17.75 sq m	(191 sq ft)

Second Floor:

Studio Flat 2	24.25 sq m	(261 sq ft)
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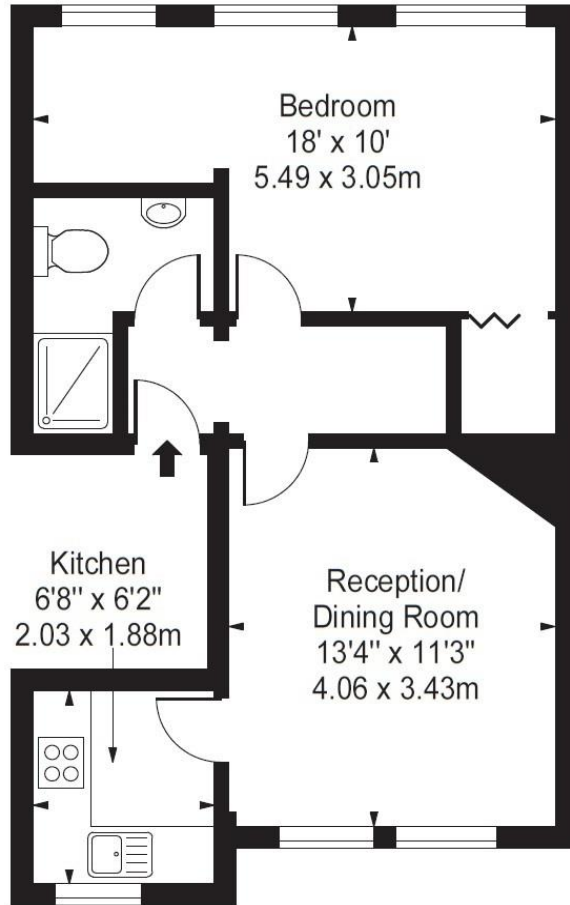
No. 181 Ground Floor Retail



No. 179 Ground Floor Retail

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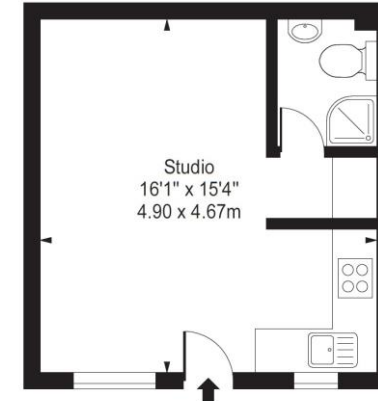
Freehold Retail & Residential Investment



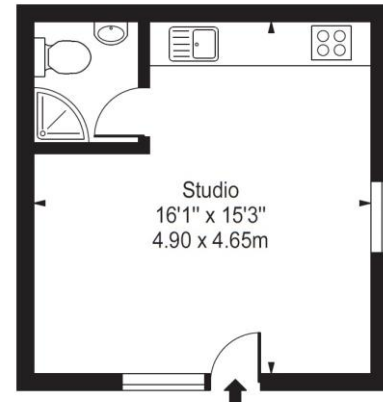
179A First Floor 1-Bedroom Flat



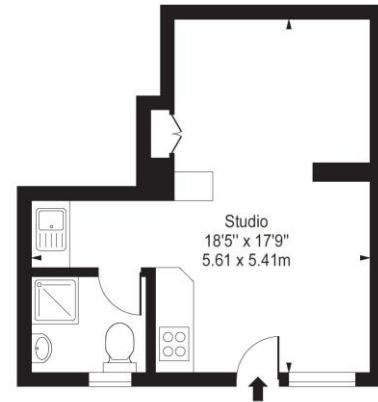
179B Second Floor Studio Flat



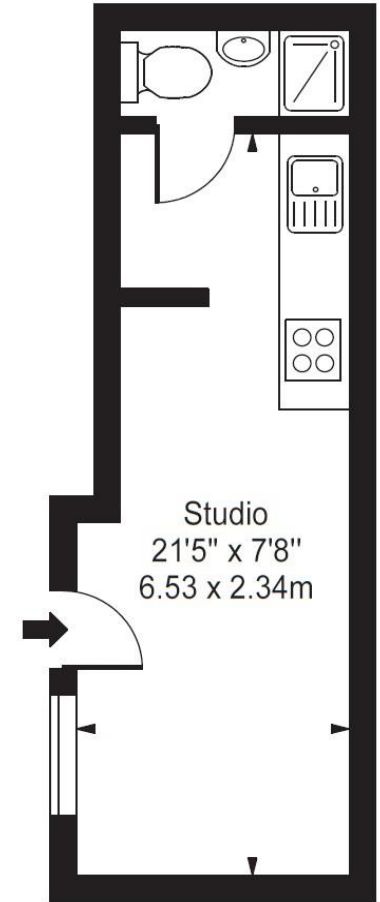
179D Second Floor Studio Flat



179C Ground Floor Studio Flat



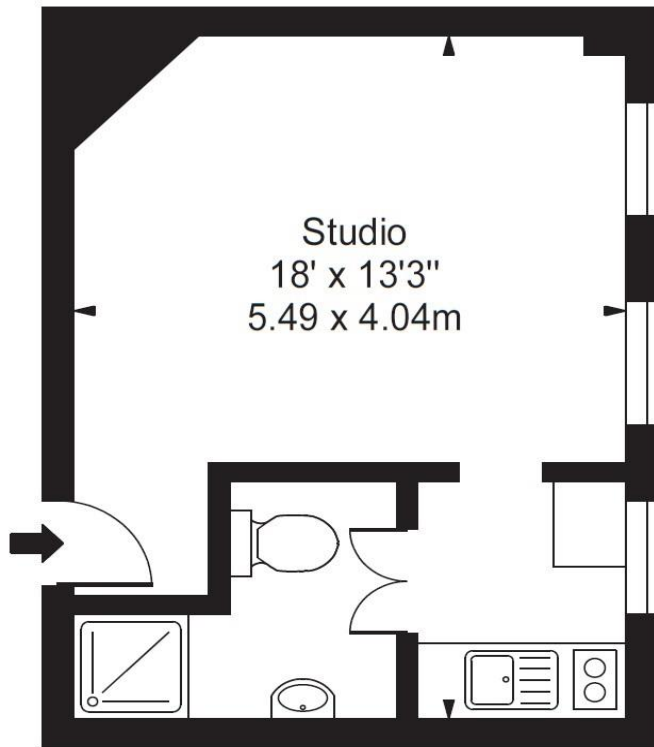
179F Ground Floor Studio Flat



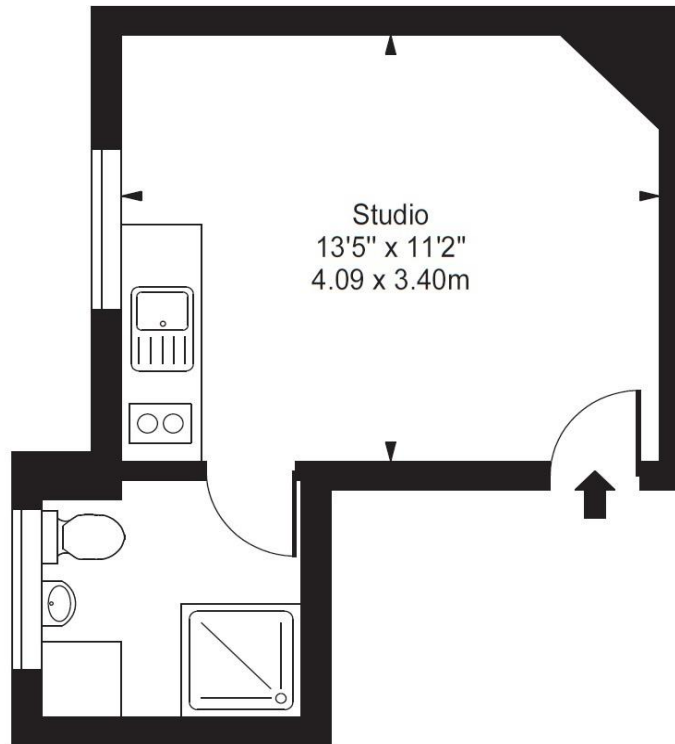
179E Ground Floor Studio Flat

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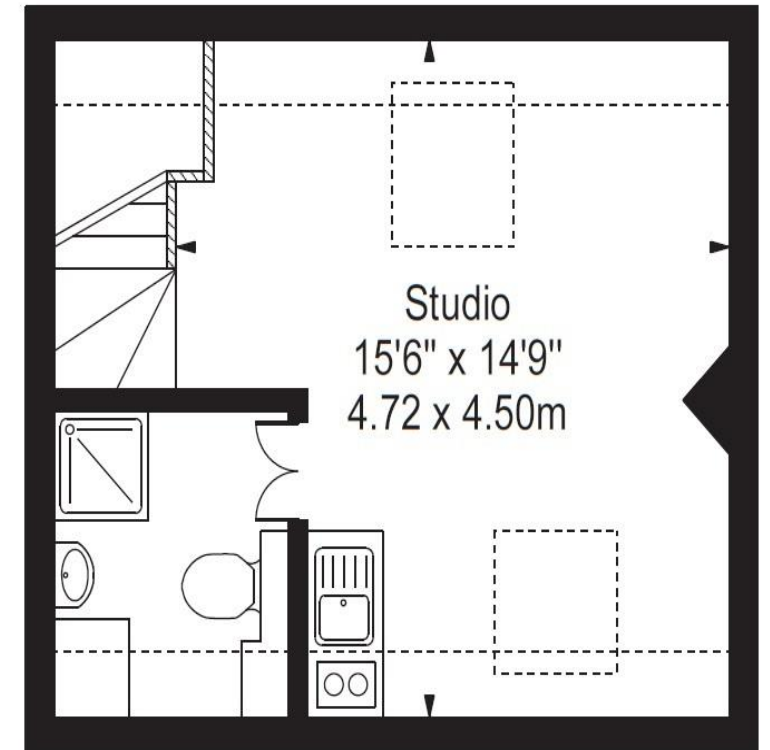
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181 First Floor Studio Flat 1



181 First Floor Studio Flat 2



181 Second Floor Studio Flat 3

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Tenancy:

No. 179 Stafford Road

The retail shop has let agreed* to an Individual for a term of 10 Years from June 2022 at a current rent of £13,000 per annum and the lease contains full repairing and insuring covenants. Upward only rent review every 5th years. No breaks. Deposit held of £3,250. Rent free period of 2 months from completion.

**Note - Heads of terms have been agreed and with solicitors.*

Flat A is at present let on AST to an Individual for a term of 12 Months from 1st April 2019 at a current rent of £9,600 per annum. Deposit held of £750.

Studio B is at present let on AST to an Individual for a term of 12 Months from 14th April 2021 at a current rent of £6,900 per annum. Deposit held of £525.

Studio C is at present let on AST to an Individual for a term of 12 Months from 1st August 2019 at a current rent of £7,020 per annum. Deposit held of £585.

Studio D is at present let on AST to an Individual for a term of 12 Months from 30th November 2020 at a current rent of £7,020 per annum. Deposit held of £585.

Studio E is at present let on AST to an Individual for a term of 12 Months from 9th January 2020 at a current rent of £6,600 per annum. Deposit held of £550.

Studio F is at present let on AST to an Individual for a term of 12 Months from 5th October 2019 at a current rent of £7,020 per annum. Deposit held of £585.

No. 181 Stafford Road

The retail shop is at present let to an Individual for a term of 10 Years from 6th May 2022 at a current rent of £15,000 p.a. and the lease contains full repairing and insuring covenants. Upward only rent review every 5th year. Tenant option to determine in the 5th year with minimum 6 months notice. Deposit held of £2,500.

Studio 1 is at present let on AST to an Individual for a term of 12 Months from 29th July 2020 at a current rent of £7,140 per annum. Deposit held of £595.

Studio 2 is at present let on AST to an Individual for a term of 12 Months from 1st October 2020 at a current rent of £6,300 per annum. Deposit held of £525.

Studio 3 is at present let on AST to an Individual for a term of 12 Months from 16th June 2019 at a current rent of £6,600 per annum. Deposit held of £535.

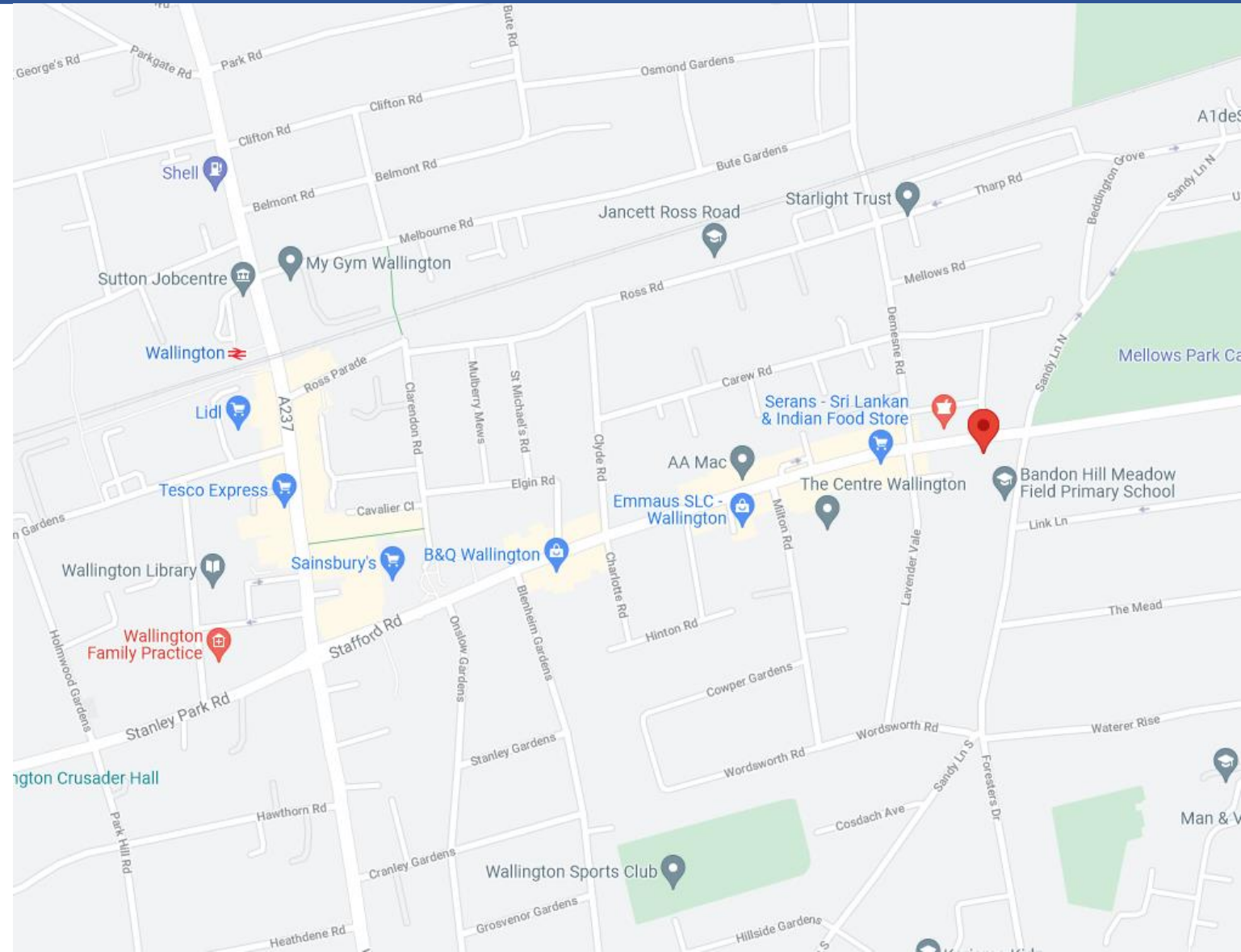
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Location:

Wallington is a town in the London Borough of Sutton, in South London, England. It is 9.7 miles south south-west of Charing Cross. Services operate from Wallington to Victoria and London Bridge via West Croydon and to Epsom Downs and Epsom via Sutton and beyond. The property is located 0.7 mile from Wallington train station, which provides direct service to central London in 30 minutes. Occupiers nearby include pharmacy, convenience store, restaurant/takeaway's, café and others.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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