

Southampton - 30 Victoria Road, Woolston SO19 9DX
Freehold Residential Block & Retail Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £575,000
- Gross Initial Yield: 7.93%
- Rental Income: £45,600 p.a.
- VAT is NOT applicable to this property
- Four-storey building comprising retail shop (sold-off) and 4 x 1-bed residential apartments
- Part newly developed in 2024 to a high standard. One of the flats benefit from private garden at rear
- Within short walk from Woolston Train Station with nearby occupiers include Subway, Greggs and more.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Retail Shop (Ground & Lower Ground Floor)	Retail Premises: Sold-off	Individual	999 Years from 7 November 2025	Peppercorn	Note 1: FRI
Flat 1 (Lower Ground Floor)	Residential Flat: 40 sq m (430 sq ft) 1 bedroom, kitchen/living room, bathroom, garden	Individual	12 Months from 30 September 2025	£11,400	Note 1: AST Note 2: New-build in 2024
Flat 2 (Ground Floor)	Residential Flat: 37 sq m (398 sq ft) 1 bedroom, kitchen/living room, bathroom	Individual	12 Months from 18 February 2026	£10,800	Note 1: AST Note 2: Deposit held of £1,000 Note 3: New-build in 2024
Flat 3 (First Floor)	Residential Flat: 37 sq m (398 sq ft) 1 bedroom, kitchen/living room, bathroom	Individual	12 Months from 17 October 2025	£10,800	Note 1: AST Note 2: Deposit held of £1,038 Note 3: New-build in 2024
Flat 4 (First & Second Floor)	Residential Flat: 60 sq m (646 sq ft) 1 bedroom, kitchen/living room, bathroom	Individual	12 Months from 31 October 2025	£12,600	Note 1: AST Note 2: New-build in 2024
Total				£45,600	

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Property Description:

Newly converted and extended four-storey building comprising ground floor retail shop with ancillary accommodation at lower ground floor (sold-off) and 4 x 1-bed newly developed residential apartments (C3) at rear lower ground, ground, first and second floor, providing the following accommodation and dimensions:

Lower Ground:

Flat 1 (1-Bed) - 40 sq m (430 sq ft)

Ground Floor:

Flat 2 (1-Bed) - 37 sq m (398 sq ft)

First Floor:

Flat 3 (1-Bed) - 37 sq m (398 sq ft)

Flat 4 (1-Bed) - 60 sq m (646 sq ft)

Kitchen/living room, bathroom

Second Floor:

Flat 4 – bedroom

Ground/Lower Ground Floor Shop: Sold-off

Total Residential Area: 174 sq m (1,872 sq ft)



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Tenancy:

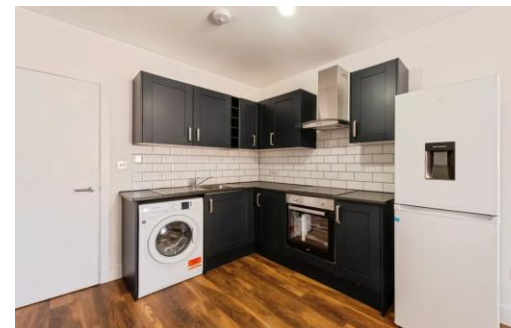
Flat 1 is at present let on AST to an Individual for a term of 12 Months from 30th September 2025 at a current rent of £11,400 per annum.

Flat 2 is at present let on AST to an Individual for a term of 12 Months from 18th February 2026 at a current rent of £10,800 per annum.
Deposit held of £1,000.

Flat 3 is at present let on AST to an Individual for a term of 12 Months from 17th October 2025 at a current rent of £10,800 per annum.
Deposit held of £1,038.

Flat 4 is at present let on AST to an Individual for a term of 12 months from 31st October 2025 at a current rent of £12,600 per annum.

The retail shop has been sold-off on long leasehold for a term of 999 Years from 7th November 2025 at a ground rent of peppercorn.



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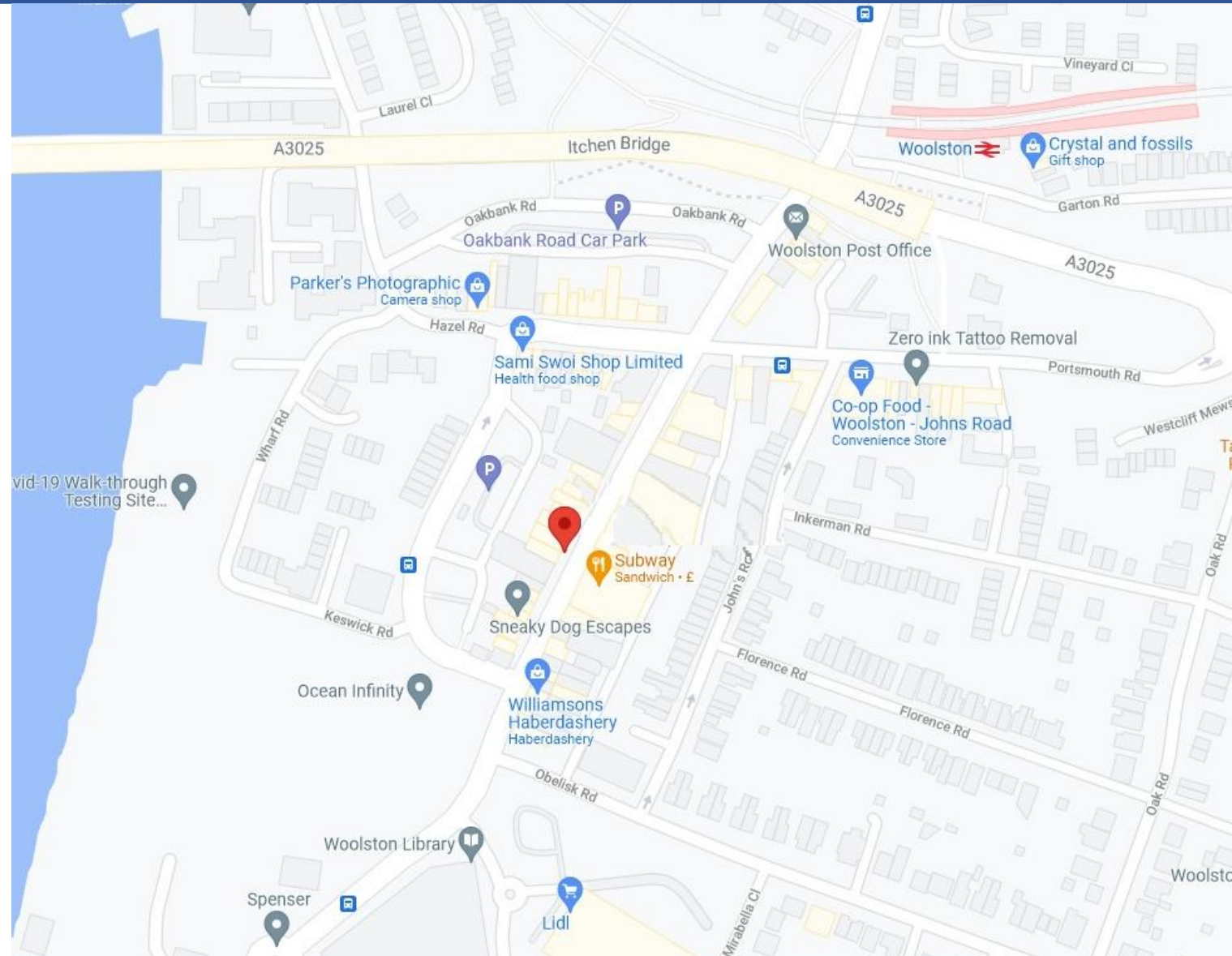
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Location:

Woolston is a suburb of Southampton, Hampshire, located on the eastern bank of the River Itchen. It is bounded by the River Itchen, Peartree Green, Itchen and Weston. The property is located within short walk to Woolston Station with occupiers nearby including Subway, Co-Op Food, Superdrug, Admiral Casino 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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