

Sawbridgeworth – 107-111 London Road & 1-5 West Road CM21 9JJ  
Freehold Retail, Warehouse & Residential Ground Rent Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Sawbridgeworth – 107-111 London Road & 1-5 West Road, Hertfordshire CM21 9JJ

## Freehold Retail, Warehouse & Residential Ground Rent Investment



### Investment Consideration:

- Purchase Price: £750,000
- Gross Initial Yield: 5.92%
- Rental Income: £44,400 p.a.
- VAT is NOT applicable to this property
- Comprises double fronted ground floor retail shop t/a hair & beauty and large warehouse at the rear.
- Includes 10 residential apartments above, all of which have been sold-off on long leaseholds
- 1 residential flat held on leasehold with less than 60 years unexpired, providing potential lease extension
- Situated on London Road, one of the town's principal commercial thoroughfares, within walking distance from Sawbridgeworth Railway Station, which provides direct and regular services to London Liverpool Street and Cambridge Central Station
- Occupiers nearby include Waitrose & Shell, Domino's Pizza, Co-Op Food, Barber Shop, Dental Surgery, Public House and many more.



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### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 111 (Ground Floor)</b>	Warehouse: 294 sq m (3,167 sq ft) Open plan warehouse, storage, kitchen, wc	Tiddley Tots Childrcare Ltd	10 Years from 27 May 2026	£28,000	Note 1: FRI Note 2: Rent review in the 5th year open market Note 3: Break clause in the 5th year with min 6 months notice Note 3: Deposit held of £6,999.99
<b>No. 111A (Ground Floor)</b>	Retail Shop: 110 sq m (1,184 sq ft) Open plan retail, storage, kitchen, wc	Individual	6 Years from 20 December 2020	£15,000	Note 1: FRI Note 2: Deposit held of £3,200
<b>No. 111B/111C (First &amp; Second Floor)</b>	2 Residential apartments (sold-off)	Individuals	125 Years from 2026	Peppercorn	Note 1: FRI
<b>No. 107</b>	Residential apartment (sold-off)	Individual	Term expiring 28 April 2121	£200	Note 1: FRI Note 2: Fixed ground rent increase to £300 p.a. on 24.06.2050 Note 3: Approximately 95 years unexpired
<b>No. 107A</b>	Residential apartment (sold-off)	Individual	Term expiring 14 December 2164	£200	Note 1: FRI Note 2: Fixed ground rent increase to £300 p.a. on 24.06.2050 Note 3: Approximately 138 years unexpired
<b>No. 109</b>	Residential apartment (sold-off)	Individual	Term expiring 30 May 2121	£200	Note 1: FRI Note 2: Fixed ground rent increase to £300 p.a. on 24.06.2050 Note 3: Approximately 95 years unexpired

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### Tenancies and Accommodation:

No. 1 West Road	Residential apartment (sold-off)	Individual	Term expiring 24 June 2176	Peppercorn	Note 1: FRI Note 2: 150 years unexpired
No. 2 West Road	Residential apartment (sold-off)	Individual	Term expiring 7 March 2112	£200	Note 1: FRI Note 2: Fixed ground rent increase to £300 p.a. on 24.06.2050 Note 3: Approximately 91 years unexpired
No. 3 West Road	Residential apartment (sold-off)	Individual	Term expiring 24 June 2086	£200	Note 1: FRI Note 2: Fixed ground rent increase to £300 p.a. on 24.06.2050 Note 3: Approximately 60 years unexpired
No. 4 West Road	Residential apartment (sold-off)	Individual	Term expiring 30 January 2119	£200	Note 1: FRI Note 2: Fixed ground rent increase to £300 p.a. on 24.06.2050 Note 3: Approximately 93 years unexpired
No. 5 West Road	Residential apartment (sold-off)	Individual	Term expiring 11 January 2123	£200	Note 1: FRI Note 2: Fixed ground rent increase to £300 p.a. on 24.06.2050 Note 3: Approximately 97 years unexpired
<b>Total</b>				<b>£44,400</b>	

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### Property Description:

Comprises double fronted ground floor retail shop t/a hair & beauty, large warehouse at rear and 10 residential flats above which have been sold off, providing the following accommodation and dimensions:

Ground Floor:

Warehouse No.111: 294 sq m (3,167 sq ft)

Shop No. 111A: 110 sq m (1,184 sq ft)

First/Second Floor: 10 Residential flats (sold-off)

Total Commercial GIA: 404 sq m (4,351 sq ft)



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No. 111 Warehouse

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No. 111 Warehouse

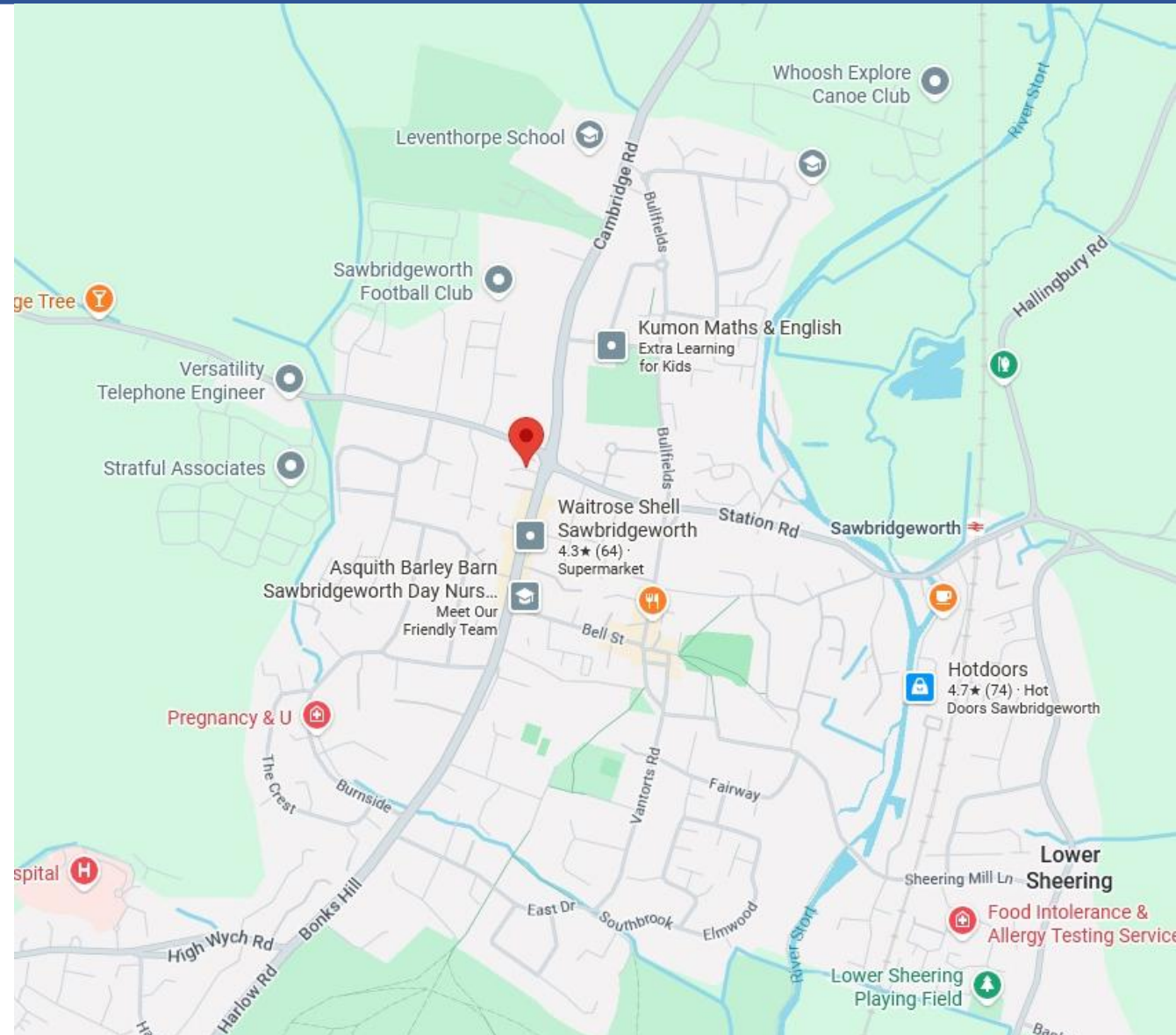
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### Location:

Sawbridgeworth is an attractive and affluent Hertfordshire town situated on the west bank of the River Stort, approximately 4 miles north-east of Harlow and 8 miles south of Bishop's Stortford. The town benefits from excellent road communications via the A1184, which links directly to the M11 motorway, providing access to London, Cambridge and the wider national motorway network. The property is prominently situated on London Road, one of the town's principal commercial thoroughfares, within walking distance from Sawbridgeworth Railway Station, providing regular direct services to London Liverpool Street and Cambridge. Occupiers nearby including Waitrose & Shell, Domino's Pizza, Co-Op Food, Barber Shop 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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# BLUE ALPINE

PROPERTY CONSULTANTS

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