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

BLUE ALPINE
PROPERTY INVESTMENT & DEVELOPMENT

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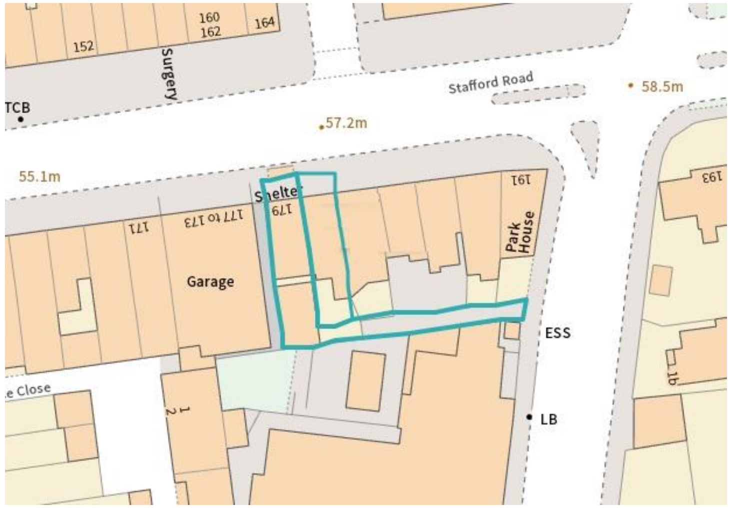
Investment Consideration:

- Purchase Price: £1,500,000
- Gross Initial Yield: 7.59%
- Rental Income: £113,860 p.a.
- VAT is NOT applicable to this property
- Comprises 2 x Ground Floor Shops, 1 x 1-Bed Flat and 8 x Studio Flats situated at rear of the property
- 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 min.
- 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)	Individial	10 Years from 24 October 2022	£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	Periodic	£9,300	Note 1: Periodic tenancy Note 2: Deposit held of £750
Studio D (Ground Floor)	Double Bed, Kitchen, Bathroom/WC 22.85 sq m (246 sq ft)	Individual	Periodic	£9,000	Note 1: Periodic tenancy Note 2: Deposit held of £650
Studio E (Ground Floor)	Double Bed, Kitchen, Bathroom/WC 16.00 sq m (172 sq ft)	Individual	Periodic	£9,000	Note 1: Periodic tenancy Note 2: Deposit held of £625
Studio F (Ground Floor)	Double Bed, Kitchen, Bathroom/WC 24.43 sq m (263 sq ft)	Individual	Periodic	£9,600	Note 1: Periodic tenancy Note 2: Deposit held of £775
Flat A (First Floor)	1 Bedroom, Kitchen/Living Room, Bathroom/WC 42.36 sq m (456 sq ft)	Individual	Periodic	£10,800	Note 1: Periodic tenancy Note 2: Deposit held of £850
Studio B (Second Floor)	Double Bed, Kitchen, Bathroom/WC 32.23 sq m (347 sq ft)	Individual	Periodic	£9,540	Note 1: Periodic tenancy Note 2: Deposit held of £725
No. 181 Stafford Road					
Retail Shop (Ground Floor)	Sales Area, Office, WC 47.75 sq m (514 sq ft)	Individual	10 Years from 27 August 2025	£15,000	Note 1: FRI Note 2: Upward only rent review in the 5th year Note 3: Tenant option to determine in the 5th year with minimum 6 months notice Note 4: Deposit held of £3,750
Studio 1 (First Floor)	Double Bed, Kitchen, Bathroom/WC 27.74 sq m (234 sq ft)	Individual	Periodic	£10,020	Note 1: Periodic tenancy Note 2: Deposit held of £800
Studio 2 (First Floor)	Double Bed, Kitchen, Bathroom/WC 17.75 sq m (191 sq ft)	Individual	Periodic	£9,600	Note 1: Periodic tenancy Note 2: Deposit held of £800
Studio 3 (Second Floor)	Double Bed, Kitchen, Bathroom/WC 24.25 sq m (261 sq ft)	Individual	Periodic	£9,000	Note 1: Periodic tenancy Note 2: Deposit held of £535
			Total	£113,860	

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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)

Second Floor:

Studio Flat B	32.23 sq m	(347 sq ft)

No.181

Ground Floor:

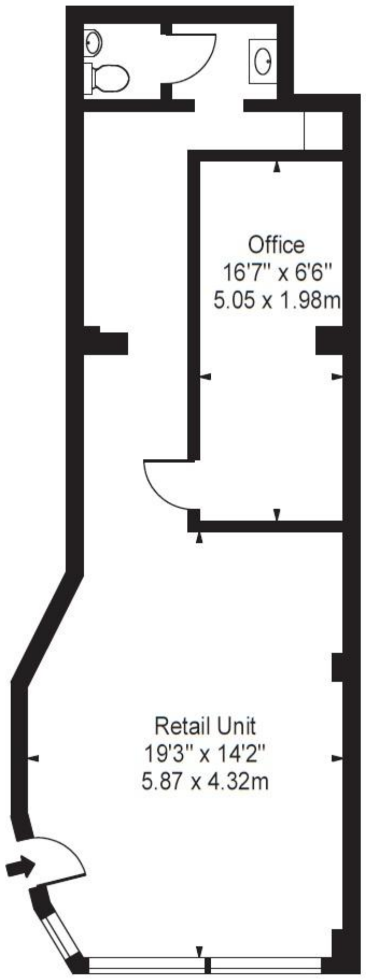
Retail Shop	47.75 sq m	(514 sq ft)

First Floor:

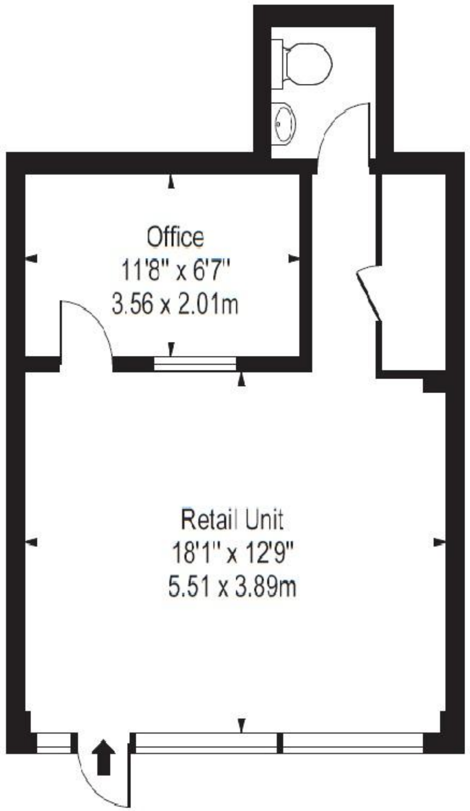
Studio Flat 1	27.74 sq m	(234 sq ft)
Studio Flat 2	17.75 sq m	(191 sq ft)

Second Floor:

Studio Flat 2	24.25 sq m	(261 sq ft)



No. 181 Ground Floor Retail



No. 179 Ground Floor Retail

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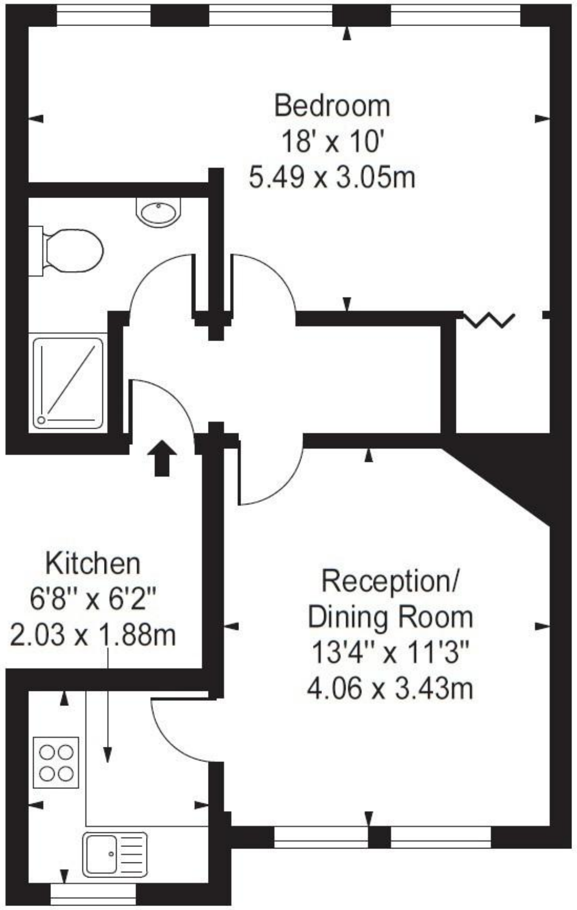
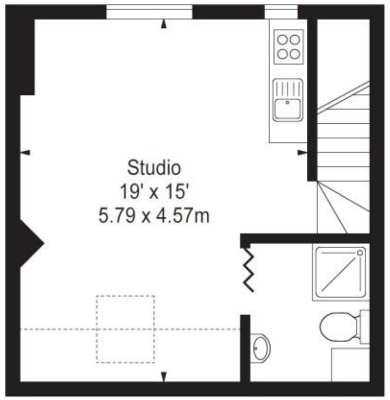
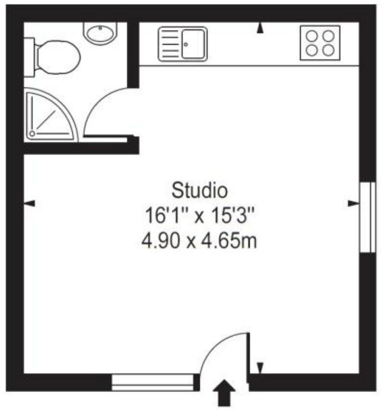


179A First Floor 1-Bedroom Flat



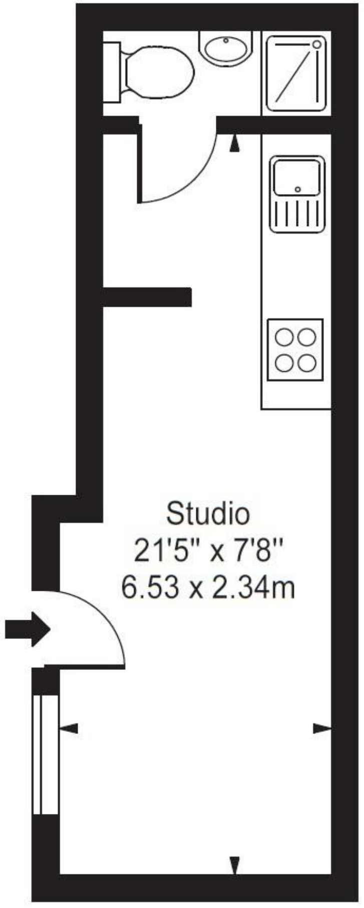
179B Second Floor Studio Flat

179D Second Floor Studio Flat



179C Ground Floor Studio Flat

179F Ground Floor Studio Flat



179E Ground Floor Studio Flat

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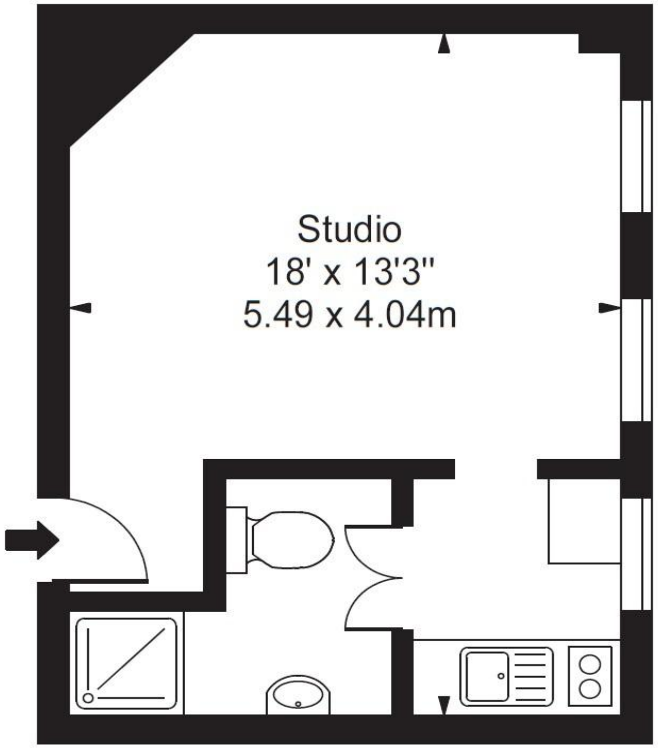
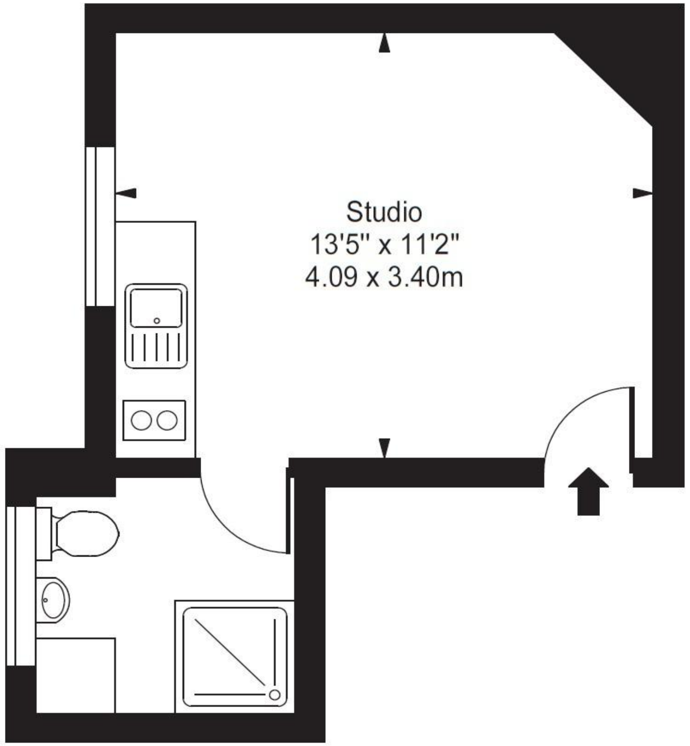
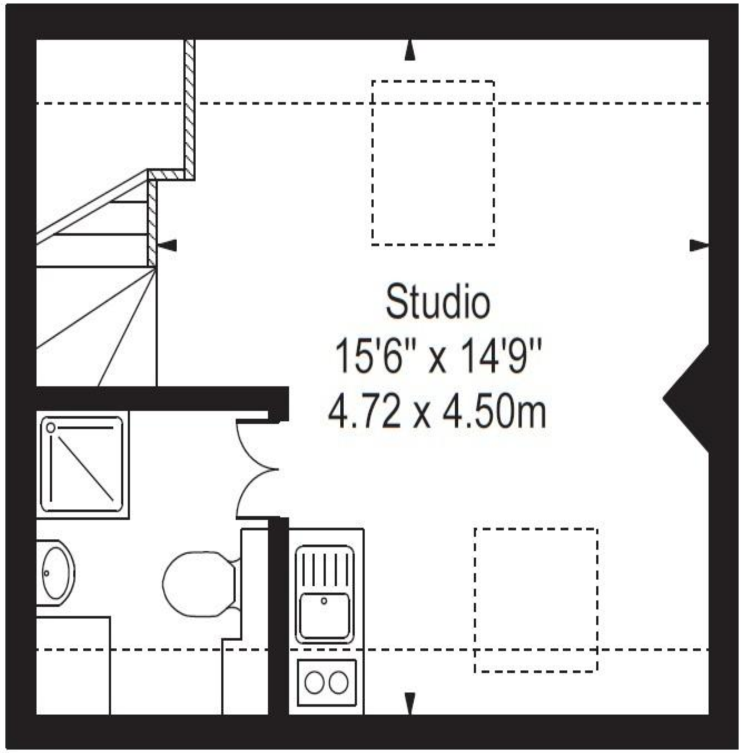


181 First Floor Studio Flat 1



181 First Floor Studio Flat 2



181 Second Floor Studio Flat 3

Tenancy:

No. 179 Stafford Road

The shop is at present let to an Individual for a term of 10 Years from 24th October 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.

Flat A is at present let on Periodic Tenancy at a current rent of £10,800 per annum. Deposit held of £850.
Studio B is at present let on Periodic Tenancy at a current rent of £9,540 per annum. Deposit held of £725.
Studio C is at present let on Periodic Tenancy at a current rent of £9,300 per annum. Deposit held of £750.
Studio D is at present let on Periodic Tenancy at a current rent of £9,000 per annum. Deposit held of £650.
Studio E is at present let on Periodic Tenancy at a current rent of £9,000 per annum. Deposit held of £625.
Studio F is at present let on Periodic Tenancy at a current rent of £9,600 per annum. Deposit held of £775.

No. 181 Stafford Road

The shop is at present let to an Individual for a term of 10 Years from 27th August 2025 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 £3,750.

Studio 1 is at present let on Periodic Tenancy at a current rent of £10,020 per annum. Deposit held of £800.
Studio 2 is at present let on Periodic Tenancy at a current rent of £9,600 per annum. Deposit held of £800.
Studio 3 is at present let on Periodic Tenancy at a current rent of £9,000 per annum. Deposit held of £535.

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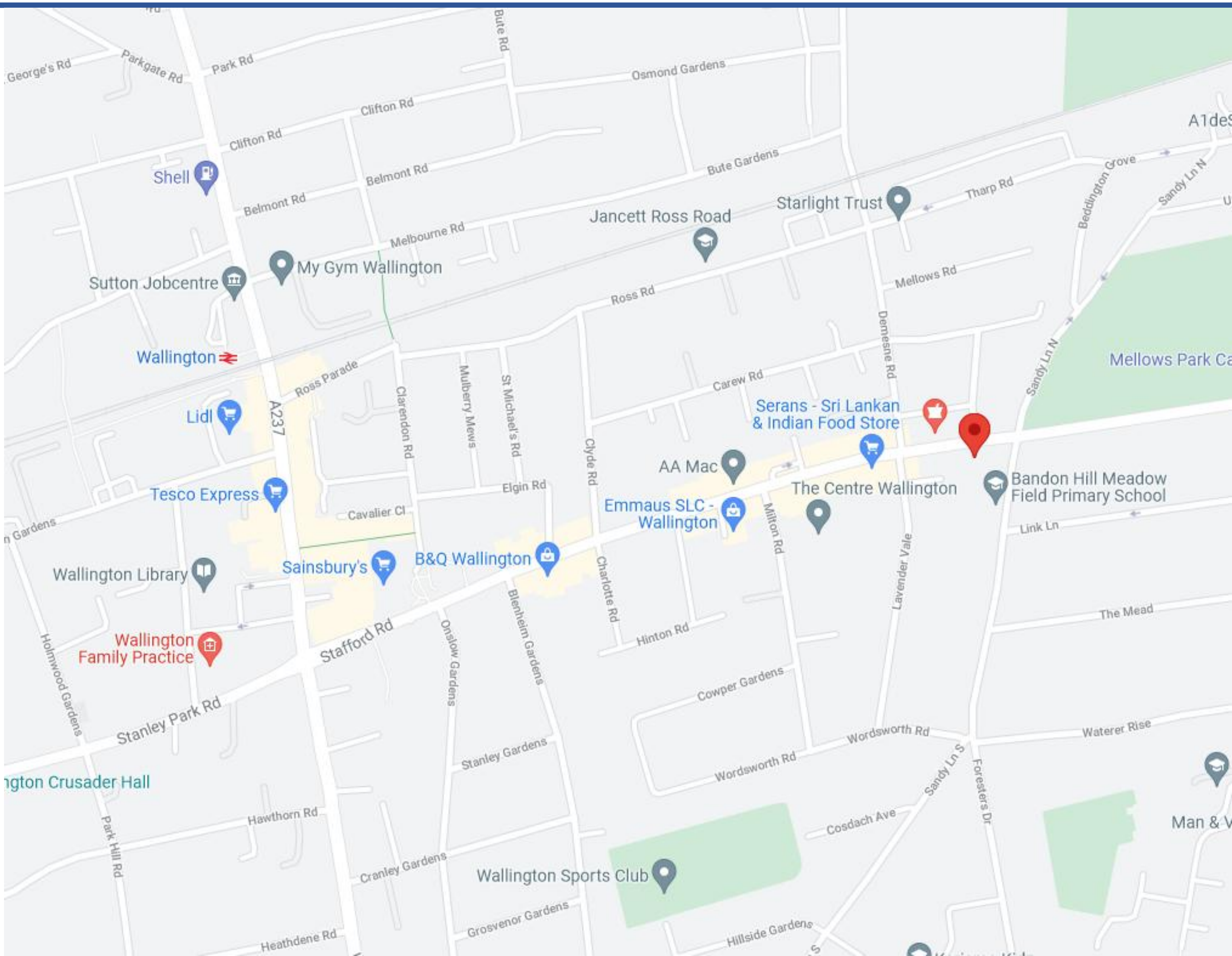
Location:

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 schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.

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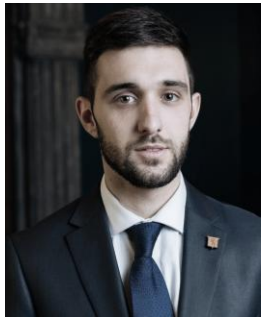

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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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