

London W2 - 37 Alexander Street, Notting Hill W2 5NU
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £425,000
- Gross Initial Yield: 5.88%
- Rental Income: £25,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail premises with ancillary at basement
- Prominent corner location with allocated outdoor space at the front
- Situated in a quiet residential area within 5 min walk from Royal Oak Underground Station with nearby occupiers including Veterinary Clinic and others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 37 (Ground Floor & Basement)	Ground Floor: 35 sq m (377 sq ft) Reception, Retail Basement: 38 sq m (410 sq ft) Treatment rooms, wc	Portobello Girl Beauty Limited	10 Years from 8 June 2018	£25,000	Note 1: FRI Note 2: Break clause in 2023 NOT exercised Note 3: Rent review from 2023 outstanding
Total				£25,000	

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Property Description:

Comprises prominent corner retail premises t/a medical clinic arranged over ground floor and basement, providing the following accommodation and dimensions:

Ground Floor: 35 sq m (377 sq ft)

Reception, Retail

Basement: 38 sq m (410 sq ft)

Treatment rooms, wc

Tenancy:

The property is at present let to Portobello Girl Beauty Limited for a term of 10 years from 8th June 2018 at a current rent of £25,000 p.a. and the lease contains full repairing and insuring covenants. Break clause in 2023 NOT exercised. Rent review from 2023 outstanding.

Tenure:

Long leasehold. Held on a 999 Year lease from 25th December 1988 at a ground rent of peppercorn.



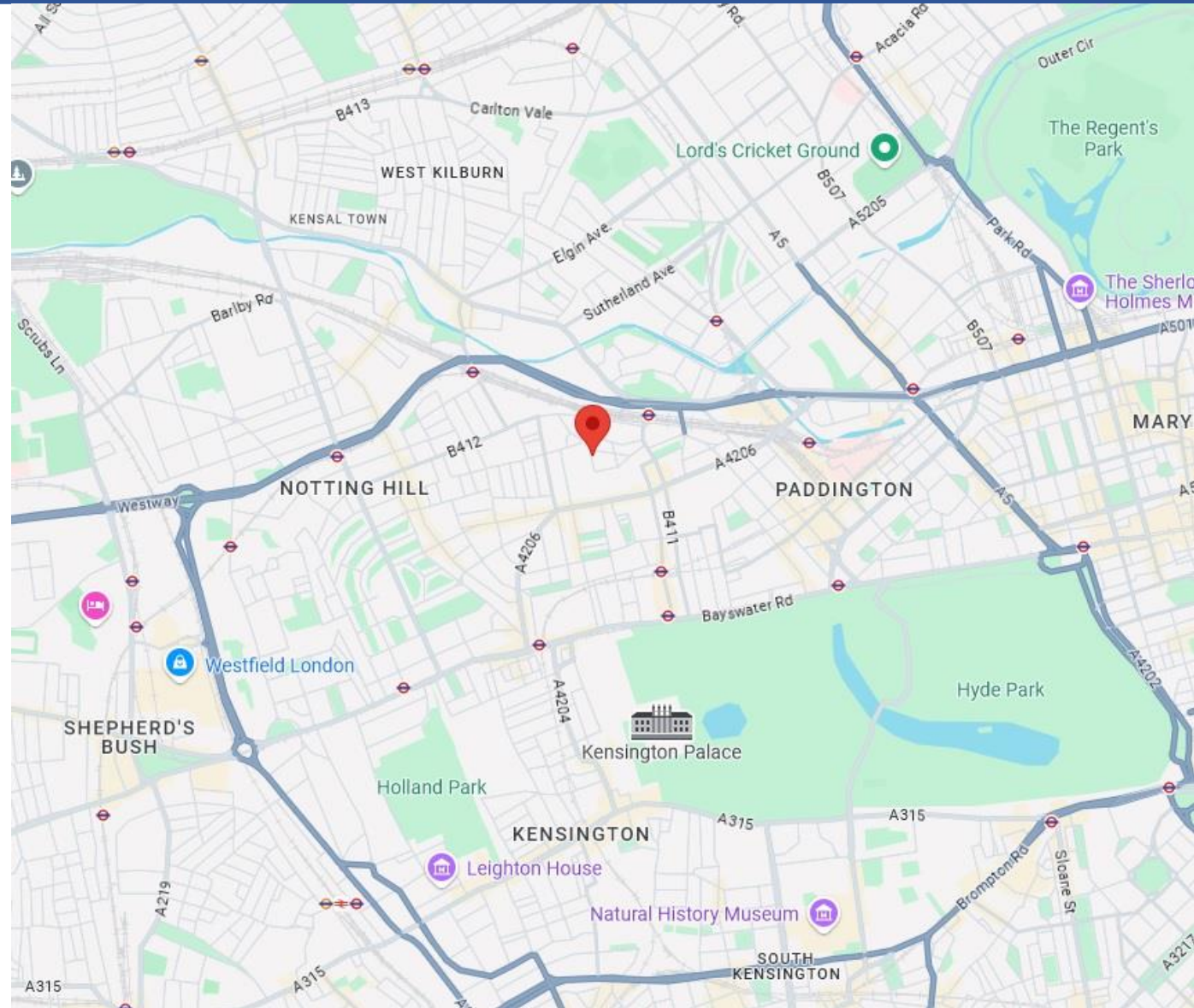
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Location:

The property is situated in a highly sought after area of West London, North of Bayswater and west of Paddington, close to local shops and amenities with the more extensive facilities of Whiteleys Shopping Center in close proximity. The open spaces of Hyde Park are within easy reach. The closest underground station is Royal Oak, situated 5 min walk and providing Circle and Hammersmith & City Lines services.



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Contacts:

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