

Sawbridgeworth – 113-123 London Road & 1-5 West Road CM21 9JJ
Freehold Retail Parade of 5 Shops & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Sawbridgeworth – 113-123 London Road & 1-5 West Road, Hertfordshire CM21 9JJ

Freehold Retail Parade of 5 Shops & Residential Ground Rent Investment



Investment Consideration:

- Purchase Price: £850,000
- Gross Initial Yield: 5.78%
- Rental Income: £49,120 p.a.
- VAT is NOT applicable to this property
- Comprises retail parade of 5 ground floor shops and 18 residential flats above, all of which have been sold off
- Retail tenants include Barber's, Tax Accountants, Sandwich Bar, Convenience Store and Mobile Phone Repair Shop
- 7 of the residential flats are held on leaseholds with less than 60 years unexpired, providing potential lease extension
- Total Commercial GIA: 174 sq m (1,872 sq ft)
- 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 include Waitrose & Shell, Domino's Pizza, Co-Op Food, Barber Shop, Dental Surgery and more.



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Tenancies and Accommodation: Retail

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 113 London Road (Ground Floor)	Retail Shop: 32 sq m (344 sq ft) Open plan retail, storage, kitchen, wc	Mr Barbers Sawbridgeworth Ltd	6 Years from 1 February 2026	£9,500	Note 1: FRI Note 2: Rent review on 01.02.29 open market Note 3: Tenant option to determine on 01.02.29 with min 6 months notice Note 4: Deposit held of £2,850
No. 121 London Road (Ground Floor)	Retail Shop: 40 sq m (430 sq ft) Open plan retail, storage, kitchen, wc	Individual	5 Years from 12 December 2023	£12,000	Note 1: FRI Note 2: Rent review on 13.12.26 open market Note 3: No breaks Note 4: Deposit held of £3,125
No. 123 London Road (Ground Floor)	Retail Shop: 17 sq m (183 sq ft) Open plan retail, storage, kitchen, wc	Individual	15 Years from 21 July 2017	£6,000	Note 1: FRI Note 2: Rent review on 21.07.27 open market Note 3: No breaks
No. 1-3 West Road (Ground Floor)	Retail Shop: 68 sq m (732 sq ft) Open plan retail, storage, kitchen, wc	Individual	20 Years from 25 March 2025	£15,000	Note 1: FRI Note 2: Rent review every 3 years open market . Note 3: Tenant option to determine on 25.03.30 and 25.03.35 with min 6 months notice Note 4: Deposit held of £3,312.50
No. 5 West Road (Ground Floor)	Retail Shop: 17 sq m (183 sq ft) Open plan retail, storage, kitchen, wc	Individual	10 Years from 1 February 2022	£6,000	Note 1: FRI Note 2: Tenant option to determine on 01.02.27 with min 6 months notice ? Note 3: Deposit held of £1,500

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Tenancies and Accommodation: Residential Ground Rent

No. 1 Tudor Court (First Floor)	Residential flat (sold-off)	Individual	Term expiring 25 March 2083	£35	Note 1: FRI Note 2: Approximately. 57 years unexpired
No. 2 Tudor Court (First Floor)	Residential flat (sold-off)	Individual	Term expiring 14 January 2115	£35	Note 1: FRI Note 2: Approximately. 89 years unexpired
No. 3 Tudor Court (First Floor)	Residential flat (sold-off)	Individual	Term expiring 24 March 2120	£100	Note 1: FRI Note 2: Approximately. 94 years unexpired
No. 4 Tudor Court (Second Floor)	Residential flat (sold-off)	Individual	Term expiring 1 December 2115	£35	Note 1: FRI Note 2: Approximately. 89 years unexpired
No. 5 Tudor Court (Second Floor)	Residential flat (sold-off)	Individual	Term expiring 8 October 2119	£35	Note 1: FRI Note 2: Approximately. 93 years unexpired
No. 6 Tudor Court (Second Floor)	Residential flat (sold-off)	Individual	Term expiring 25 March 2083	£35	Note 1: FRI Note 2: Approximately. 57 years unexpired
No. 7 Tudor Court (Ground Floor)	Residential flat (sold-off)	Individual	Term expiring 25 March 2085	£35	Note 1: FRI Note 2: Approximately. 59 years unexpired
No. 8 Tudor Court (Ground Floor)	Residential flat (sold-off)	Individual	Term expiring 25 March 2085	£35	Note 1: FRI Note 2: Approximately. 59 years unexpired
No. 9 Tudor Court (First Floor)	Residential flat (sold-off)	Individual	Term expiring 24 March 2175	Peppercorn	Note 1: FRI Note 2: Approximately. 149 years unexpired
No. 10 Tudor Court (First Floor)	Residential flat (sold-off)	Individual	Term expiring 24 March 2120	£100	Note 1: FRI Note 2: Approximately. 94 years unexpired

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Tenancies and Accommodation: Residential Ground Rent

No. 11 Tudor Court (Second Floor)	Residential flat (sold-off)	Individual	Term expiring 29 September 2113	£35	Note 1: FRI Note 2: Approximately. 87 years unexpired
No. 12 Tudor Court (Second Floor)	Residential flat (sold-off)	Individual	Term expiring 22 March 2125	£35	Note 1: FRI Note 2: Approximately. 99 years unexpired
No. 13 Tudor Court (Second Floor)	Residential flat (sold-off)	Individual	Term expiring 6 November 2123	Peppercorn	Note 1: FRI Note 2: Approximately. 97 years unexpired
No. 14 Tudor Court (Second Floor)	Residential flat (sold-off)	Individual	Term expiring 6 November 2123	Peppercorn	Note 1: FRI Note 2: Approximately. 97 years unexpired
No. 15 Tudor Court (Second Floor)	Residential flat (sold-off)	Individual	Term expiring 6 November 2123	Peppercorn	Note 1: FRI Note 2: Approximately. 97 years unexpired
No. 115 London Road (First Floor)	Residential flat (sold-off)	Individual	Term expiring 15 January 2081	£35	Note 1: FRI Note 2: Approximately. 55 years unexpired
No. 117 London Road (First Floor)	Residential flat (sold-off)	Individual	Term expiring 15 January 2081	£35	Note 1: FRI Note 2: Approximately. 55 years unexpired
No. 119 London Road (First Floor)	Residential flat (sold-off)	Individual	Term expiring 16 April 2081	£35	Note 1: FRI Note 2: Approximately. 55 years unexpired
Total				£49,120	

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Property Description:

Comprises ground floor retail parade of 5 shops trading as Barber`s (113), Tax Accountants (121), Sandwich Bar (123), Convenience Store (1-3) and Mobile Phone Repair Shop (5). The property includes 18 residential flats at ground, first and second floor, all of which have been sold off on long leaseholds, providing the following accommodation and dimensions:

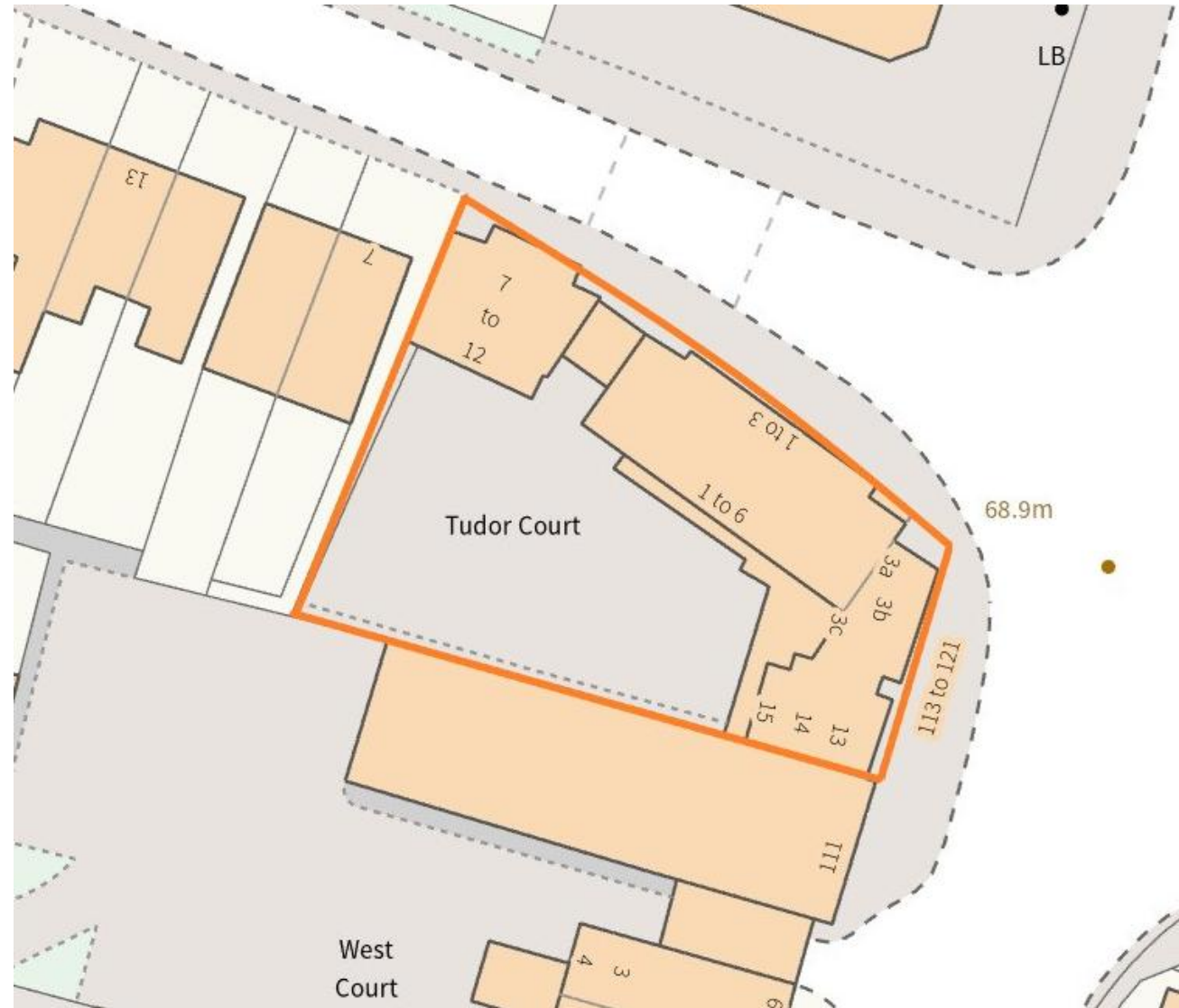
Ground Floor:

- Shop No. 113: 32 sq m (344 sq ft)
- Shop No. 121: 40 sq m (430 sq ft)
- Shop No. 123: 17 sq m (183 sq ft)
- Shop No. 1-3: 68 sq m (732 sq ft)
- Shop No. 5: 17 sq m (183 sq ft)

Ground/First/Second Floor:

18 Residential flats: Sold-off

Total Retail GIA: 174 sq m (1,872 sq ft)



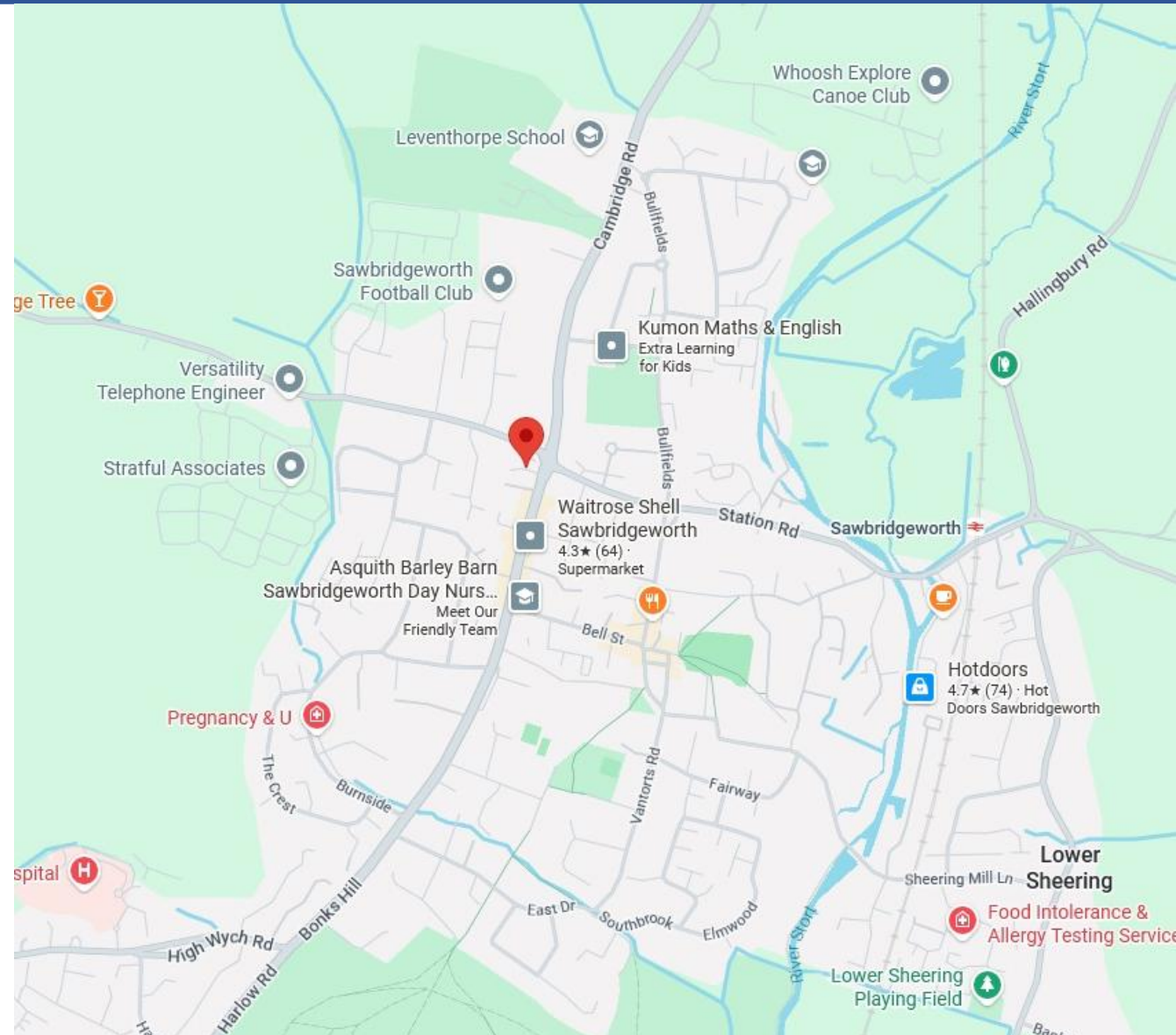
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Location:

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:

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