

# property details



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**LONG LEASEHOLD RETAIL PARADE INVESTMENT  
(995 YEARS REMAINING) | 7.83% REVERSIONARY YIELD**

**COMPRISING 8 RETAIL UNITS TOTALLING 7,000 SQ. FT (£428 PSF)**

**BLOMFIELD COURT, CLARENDON TERRACE, MAIDA VALE, LONDON W9  
(ZONE 2 LOCATION)**



## INVESTMENT HIGHLIGHTS:

- **Eight** retail units arranged over ground, basement and mezzanine levels.
- **Long leasehold** interest with approximately **995-years** remaining.
- All service charge and building insurance costs are fully recoverable from the tenants, generating **£7,407.39** per annum in contributions and resulting in a low-cost, efficient investment for the landlord.
- Fully income-producing at c.**£190,000** per annum exclusive with potential to increase the rent to **£235,000** per annum
- Attractive **7.83%** reversionary yield based on a purchase price of **£3m**.
- Strong tenant mix including national and long-standing local occupiers.
- Close to **Little Venice, Maida Vale** and **Warwick Avenue**.
- Reversionary uplift across almost all units

## YIELD ANALYSIS:

<b>Basis</b>	<b>Income (p.a)</b>	<b>Price</b>	<b>Yield</b>
Current Passing Yield	£188,250	£3,000,000	6.27%
Reversionary Yield (Low ERV)	£228,000	£3,000,000	7.60%
Reversionary Yield (High ERV)	£235,000	£3,000,000	7.83%

**TENANCY SCHEDULE, INCOME & ERV:**

<b><u>UNIT NUMBER &amp; LEASE INFO</u></b>	<b><u>CURRENT RENT (P.A)</u></b>	<b><u>ERV (P.A)</u></b>	<b><u>REVERSIONARY UPLIFT</u></b>
<p><b>Units 1–2 (Marsh &amp; Parsons) with over 30 branches across the capital</b></p> <p>Currently holding over. The tenant is interested in a new 10-year FR&amp;I lease with rent review in year 5. The have offered £59,000 pax rental and the Landlord wants £65,000 pax.</p>	£53,000	£59,000 - £65,000	£6,000 - £12,000
<p><b>Units 3 (Landlord will take occupation).</b></p> <p>A new FR&amp;I lease for a term of 10-years with a 5 yearly rent review. Lease to be granted inside The L&amp;T Act 1954</p>	£30,000	£30,000	-
<p><b>Unit 4 (Skin Horizon - Aesthetics Clinic)</b></p> <p>FR&amp;I for a term of 5-years from 18 October 2024 expiring 18 October 2029. Inside the L&amp;T Act 1954.</p>	£30,000	£30,000	-
<p><b>Units 5–6 (Little Venice Aesthetics)</b></p> <p>FR&amp;I for a term of 16-years from 31 March 2011 and expiring 30 March 2027 with 4-yearly rent reviews. March 2023 rent review is outstanding. Lease in inside the L&amp;T Act 1954.</p>	£30,000	£50,000	£20,000

<p><b>Unit 7 (Abi DentalCare)</b></p> <p>FR&amp;I for a term of 10-years from 25 January 2017 and expiring 25 January 2027 with an outstanding rent review from 2023. Lease is inside the L&amp;T Act 1954.</p>	£21,250	£30,000	£8,750
<p><b>Unit 8 (Clarendon Enterprises Limited).</b></p> <p>FR&amp;I for a term of 15-years from 25 January 2020 and expiring 24 January 2035 with rent reviews on the 7th &amp; 14th year. Lease is inside the L&amp;T Act 1954.</p>	£24,000	£30,000	£6,000
<p><b>TOTAL</b></p>	<p><b>£188,250</b></p>	<p><b>£229,000</b> - <b>£235,000</b></p>	<p><b>£40,750 -</b> <b>£46,750</b></p>

**ACCOMMODATION (GIA):**

UNIT 1-2	2,340 SQ.FT	217 SQ.M
UNIT 3	423 SQ.FT	40 SQ.M
UNIT 4	834 SQ.FT	77 SQ.M
UNIT 5-6	1,495 SQ.FT	139 SQ.M
UNIT 7	1,073 SQ.FT	100 SQ.M
UNIT 8	797 SQ.FT	74 SQ.M
<b>TOTAL APPROX SIZE</b>	<b>6,962 SQ.FT</b>	<b>647 SQ.M</b>

**SERVICE CHARGE & BUILDING INSURANCE SUMMARY:**

<b><u>UNIT</u></b>	<b><u>AMOUNT BILLED TO TENANT (P.A)</u></b>
UNITS 1-2	£2,190.28
UNIT 3	£743.15
UNIT 4	£1,057.06
UNIT 5-6	£1,703.31
UNIT 7	£1,024.63
UNIT 8	£688.96
<b>TOTAL</b>	<b>£7,407.39</b>

## **LOCATION:**

Clarendon Terrace occupies a prime position in one of the most desirable pockets of Maida Vale W9, just moments from the picturesque canals, cafés and waterside restaurants of Little Venice. The area is renowned for its elegant mansion blocks, wide tree-lined avenues and an affluent, established residential catchment that provides strong footfall throughout the day.

The parade enjoys exceptional connectivity, with Maida Vale Station (**Bakerloo Line**) approximately a 6–8 minute walk, and Warwick Avenue Station (**Bakerloo Line**) also within easy reach. Both stations offer fast and direct access to Paddington, Oxford Circus, the West End, and Central London.

Maida Vale and Little Venice are home to a vibrant mix of long-standing independent retailers, leading medical and dental operators, boutique businesses, and premium lifestyle brands. This combination of high-spending residents, stable occupancy, and sustained demand for quality retail space makes Clarendon Terrace an exceptionally secure and sought-after trading location.

## **DESCRIPTION:**

The property comprises **8**-fully self-contained retail units arranged across the ground, basement and mezzanine levels of an imposing and attractive Victorian mansion block.

Each unit benefits from its own independent frontage and services, offering a low-maintenance, secure long-income asset in a highly desirable zone 2 location.

**TERMS:**

**TENURE:** The property is to be sold on a **Long Leasehold** basis with **995-years** unexpired term.

**PRICE:** Offers in excess of **£3,000,000 (Three Million Pounds)** which reflects a gross yield of **6.27%**, a reversionary yield of **7.83%** and an attractive **Capital Value** of only **£428** per square foot.

**VIEWING:** Strictly by prior appointment through the owners' **SOLE** agent Monopoly Estates.

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# FLOOR PLANS:

## 1-2 CLARENDON TERRACE, W9

Approx. Gross Internal Area \*

2,340 Ft<sup>2</sup> - 217.39 M<sup>2</sup>



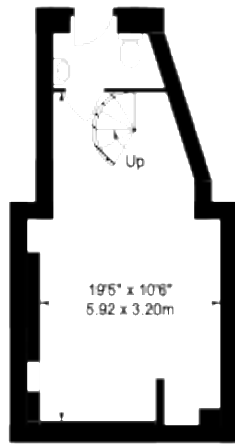
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\* As Defined by RICS - Code of Measuring Practice

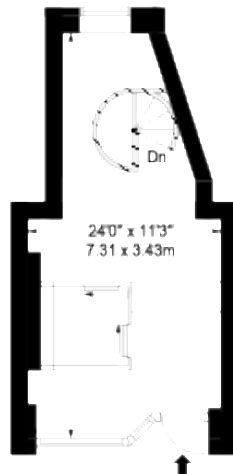
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**3 CLARENDON TERRACE, W9**  
Approx. Gross Internal Area \*  
423 Ft<sup>2</sup> - 39.30 M<sup>2</sup>



**Basement**



**Ground Floor**

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**4 CLARENDON TERRACE, W9**  
Approx. Gross Internal Area \*  
834 Ft<sup>2</sup> - 77.48 M<sup>2</sup>

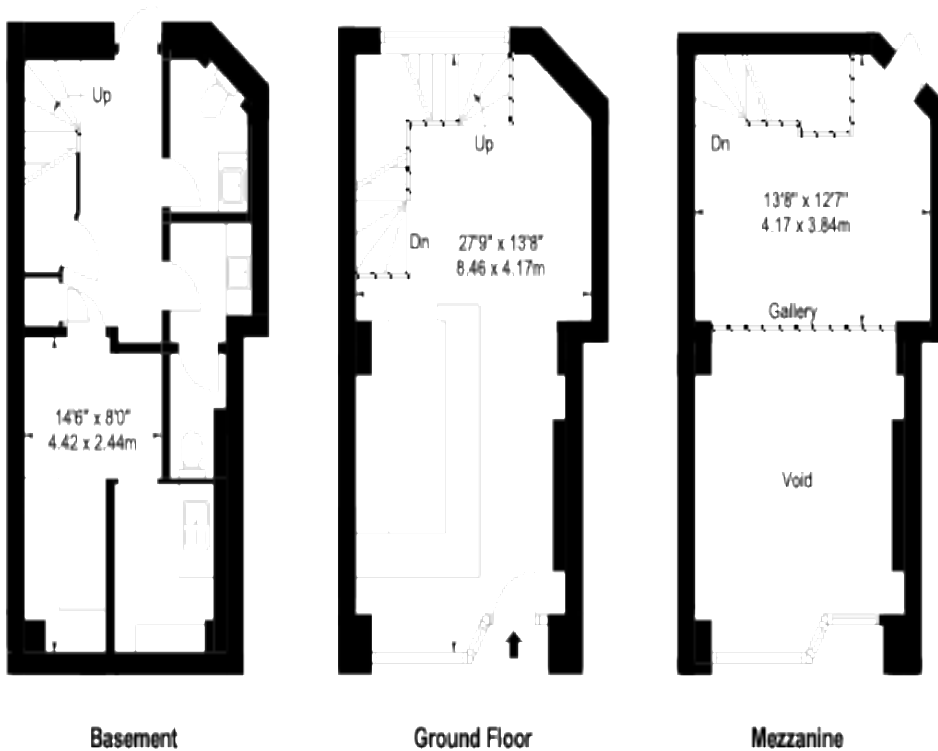


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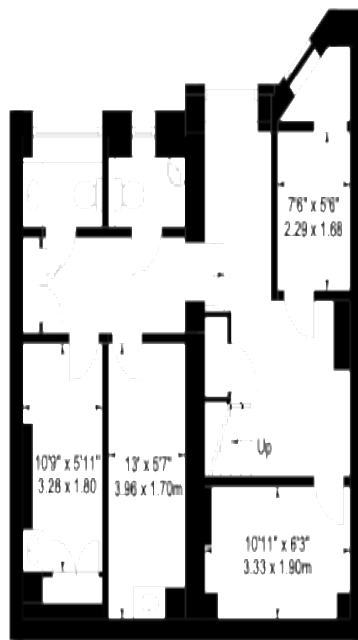
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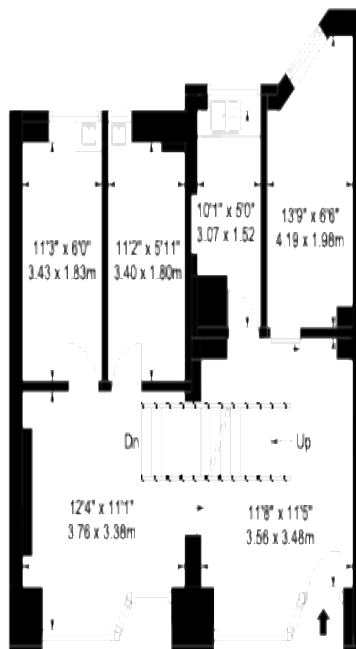
5-6 CLARENDON TERRACE, W9

Approx. Gross Internal Area \*

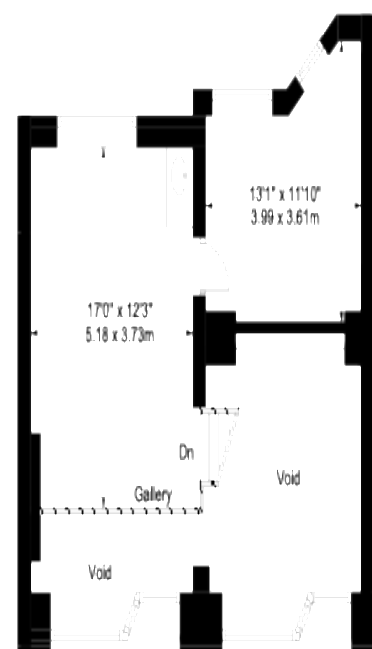
1,495 Ft<sup>2</sup> - 138.89 M<sup>2</sup>



Basement



Ground Floor



Mezzanine

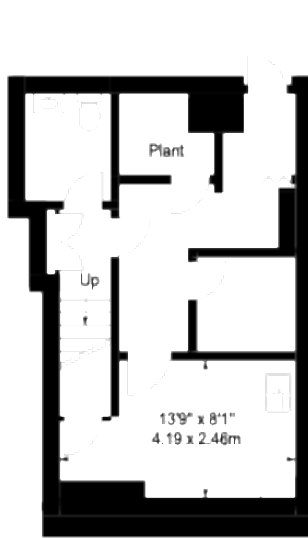
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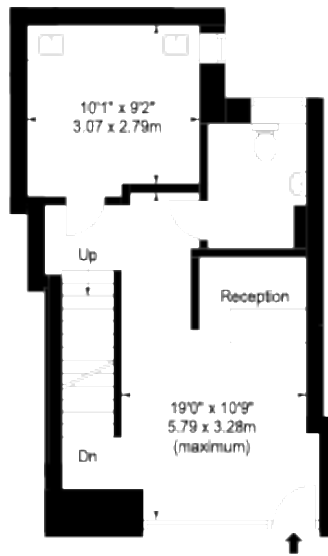
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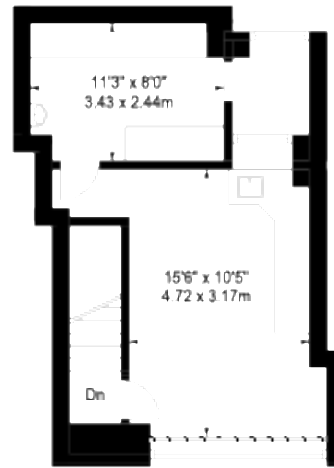
**7 CLARENDON TERRACE, W9**  
Approx. Gross Internal Area \*  
1,073 Ft<sup>2</sup> - 99.68 M<sup>2</sup>



**Basement**



**Ground Floor**



**Mezzanine**

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8 CLARENDON TERRACE, W9  
Approx. Gross Internal Area \*  
797 Ft<sup>2</sup> - 74.04 M<sup>2</sup>

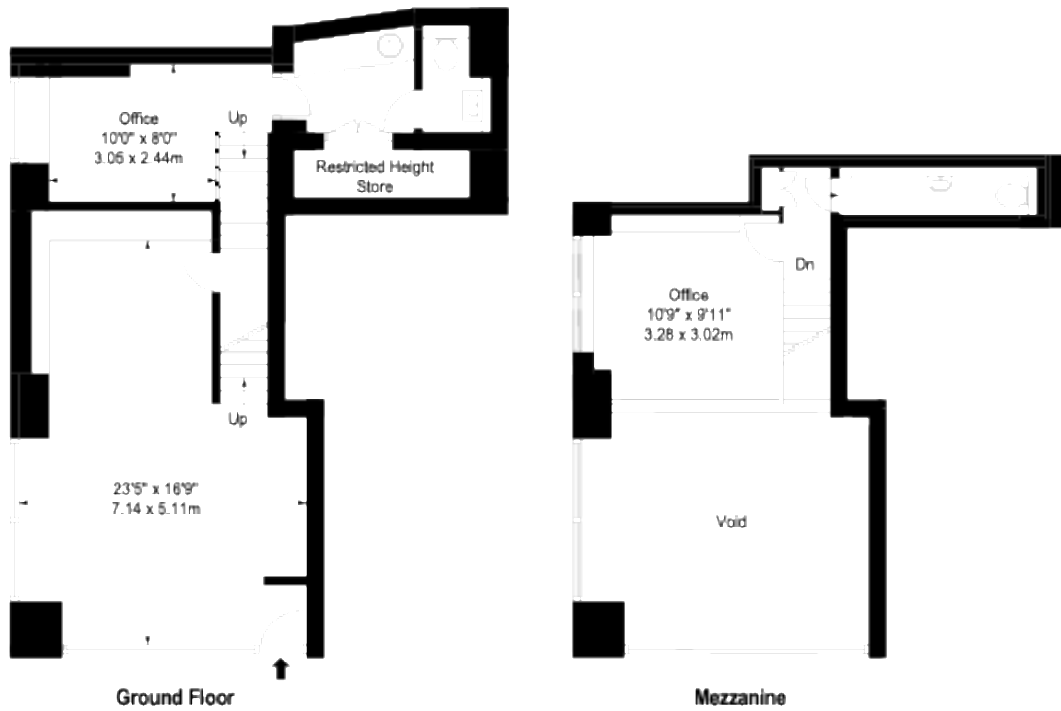


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