

Bishop's Stortford - 5A/1 Newtown Road, Hertfordshire CM23 3SA

Freehold Takeaway & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



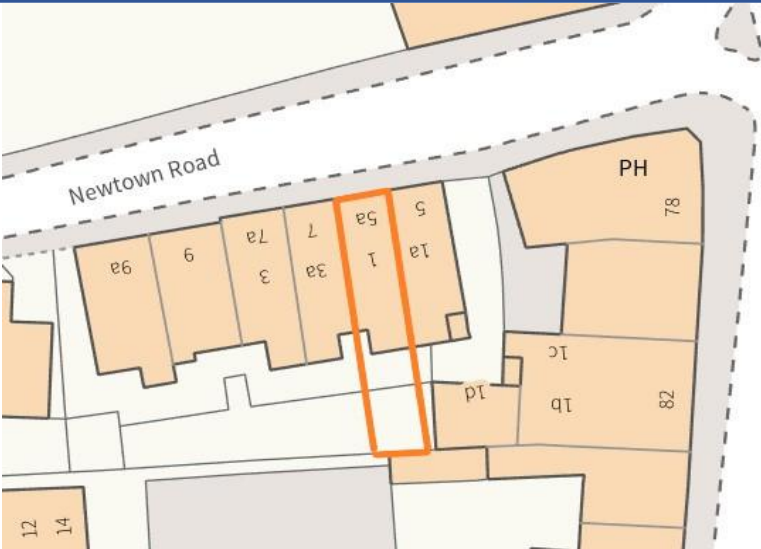
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Investment Consideration:

- Purchase Price: £165,000
- Gross Initial Yield: 9.11%
- Rental Income: £15,025 p.a.
- VAT is NOT applicable to this property
- Comprises Takeaway at ground floor, with 1 flat above which has been sold-off
- Situated just off the prime shopping area of South Street, with occupiers nearby including Tesco Express, Pub, Restaurants, Café, M&S Foodhall and many more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 5A (Ground Floor)	Ground Floor Shop: 27 sq m (290 sq ft) Open plan retail, storage, wc	Ruby Restaurant Ltd	10 Years from 4 March 2026	£15,000	Note 1: FRI Note 2: Rent review on 04.03.29 open market Note 3: No breaks Note 4: Deposit held of £3,750
No. 1 (First/Second Floor)	Residential flat: sold-off	Individual	From 19 August 1983 to 25 March 2115	£25	Note 1: FRI Note 2: Approximately 89 years unexpired

Total				£15,025	
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Property Description:

Comprises ground floor shop t/a Takeaway. The property includes residential flat above (sold-off), providing the following accommodation and dimensions:

Ground Floor: 27 sq m (290 sq ft)

Open plan retail, storage, wc

First/Second Floor: Residential flat (sold-off)

Tenancy:

Shop No.5A is at present let to Ruby Restaurant Ltd for a term of 10 Years from 4th March 2026 at a current rent of £15,000 p.a. and the lease contains full repairing and insuring covenants. Rent review on 04.03.29 open market. No breaks. Deposit held of £3,750.

Flat No.1 has been sold-off on long leasehold From 19th August 1983 to 25th March 2115 at ground rent of £25 p.a. with approx. 89 years unexpired.



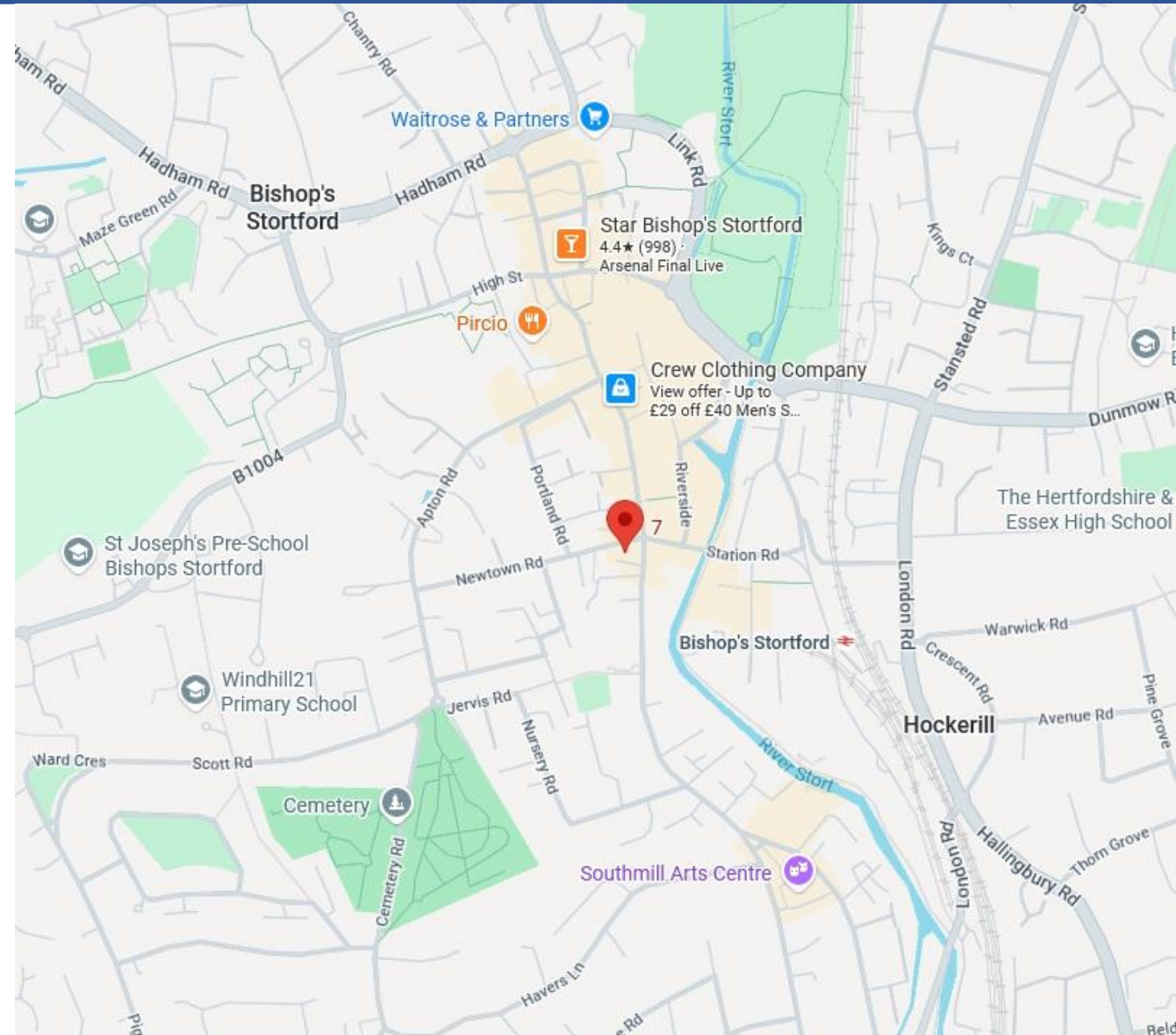
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Location:

The premises are situated within Bishop's Stortford, a market town in Hertfordshire, with a population of approximately 41,000 people. Bishop's Stortford is a rapidly expanding market town with a new development of 3,000 new homes underway. Bishop's Stortford is situated north of London on the M11 corridor, with excellent links by both road and rail, providing a 37 min travel time to London Liverpool Street station. Stansted Airport is three miles north east of the town, providing both national and European transport links. The premises benefit from good footfall as it is on the doorstep of the town centre, just a three-minute walk to the train station. The wider surrounding area is mixed, comprising retail and other commercial uses, offices, residential and retirement accommodation. The premises are situated just off the prime shopping area of South Street and close to the shopping centre of Jackson Square. There is excellent vehicular and pedestrian flow along Newtown Road/South Street. There is short-term use parking spaces directly outside the units, approx. 30mins-1hour



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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