

London SW1 - 30 Strutton Ground, Westminster SW1P 2HR

Long Leasehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



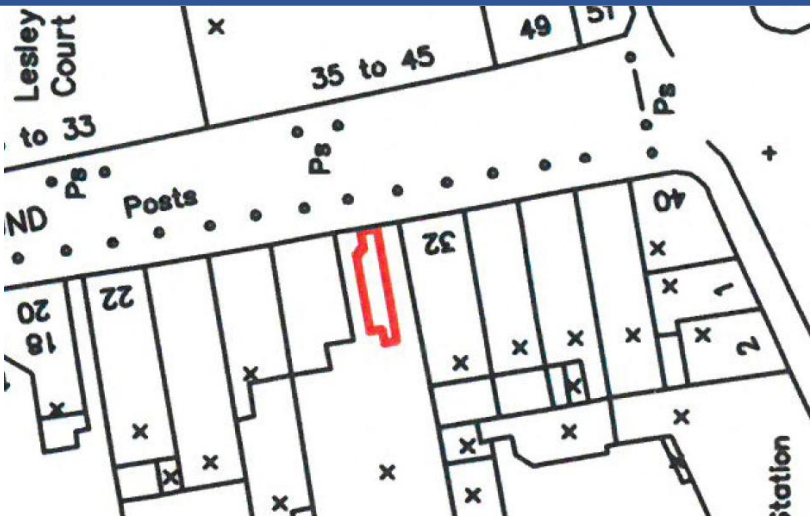
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Investment Consideration:

- Purchase Price: £300,000
- Gross Initial Yield: 6.00%
- Rental Income: £18,000 p.a.
- VAT is applicable to this property
- Let until 2034. No breaks. Rent review 2030.
- Comprises ground floor retail shop t/a barber
- Central London location within walking distance to Big Ben and Victoria train station
- Situated on pedestrianised Strutton Ground, with occupiers nearby including Greggs, Costcutter and Star Pharmacy, amongst other retailers.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 30 (Ground Floor)	Ground Floor: 23 sq m (248 sq ft) Open plan retail, Storage	Individuals	20 Years from 5 December 2014	£18,000	Note 1: FRI Note 2: Rent review on 05.12.30 open market upward only Note 3: No breaks

			Total	£18,000	
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Property Description:

The property comprises ground floor retail shop t/a barber and provides the following accommodation and dimensions:

Ground Floor: 23 sq m (248 sq ft)

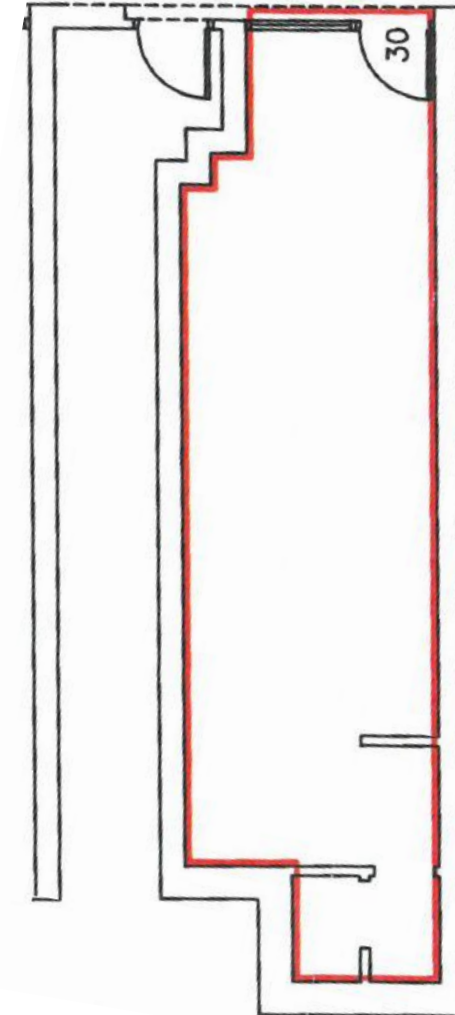
Open plan retail, Storage

Tenure:

Long Leasehold. Held on a 200 year lease from 24th June 2008 at a ground rent of £250 p.a. Reversion 2208.

Tenancy:

The property is at present let to Individuals for a term of 20 years from 5th December 2014 at a current rent of £18,000 per annum and the lease contains full repairing and insuring covenants. No breaks. Rent review on 05.12.30 open market upward only.



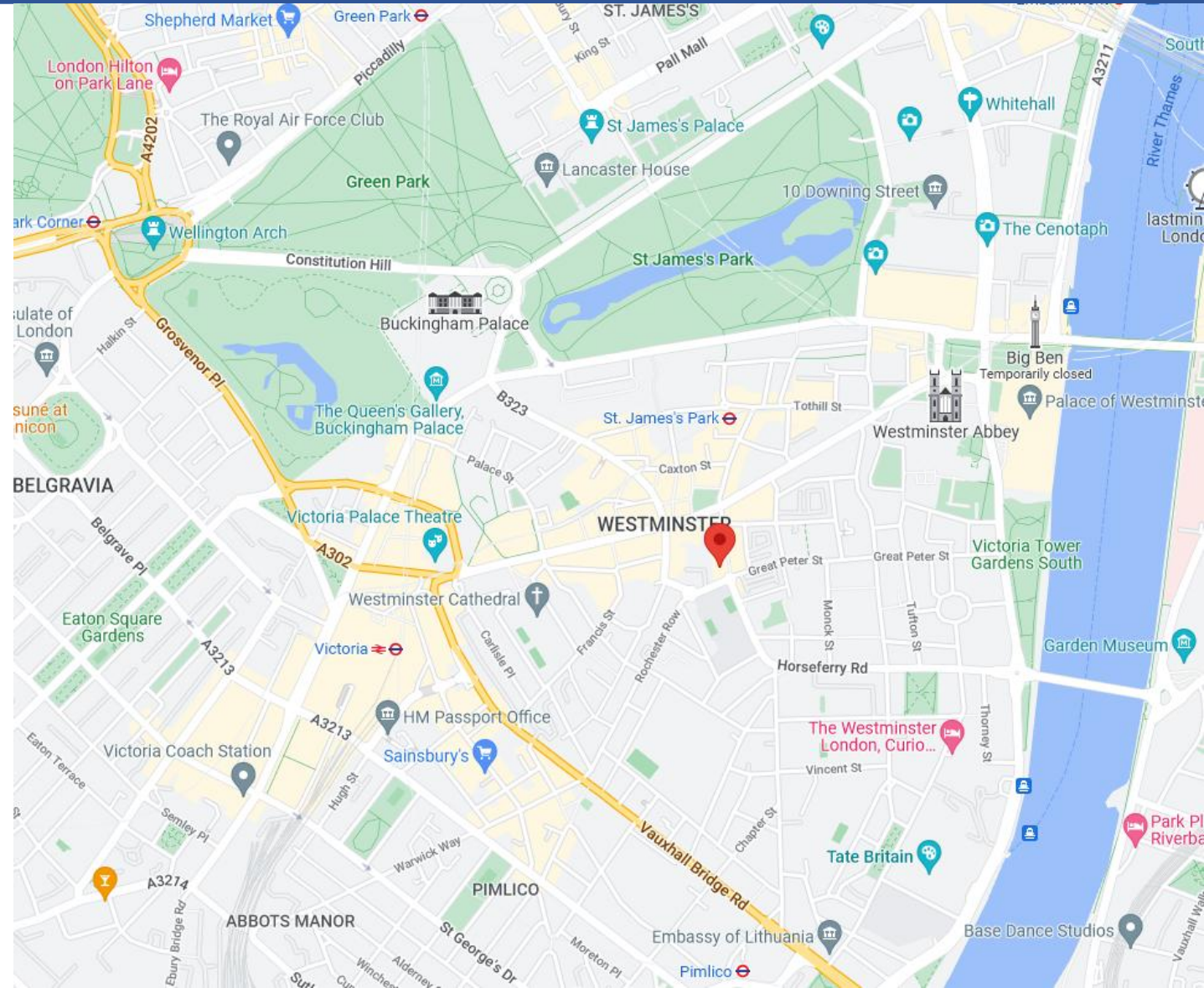
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Location:

Strutton Ground Market is a small street market held on weekdays near Victoria, London. The market is located on a narrow cobbled street - Strutton Ground - between Victoria Street and Greycoat Place/Great Peter Street. This market is one of the most centrally located street markets in London, being close to the Palace of Westminster and Victoria railway station. The property is located on pedestrianised Strutton Ground with occupiers nearby includes Greggs, Costcutter and Star Pharmacy, amongst others.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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