

London NW8 - 107 Boundary Road, St John`s Wood NW8 0RG  
Freehold Retail & Residential Ground Rent Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



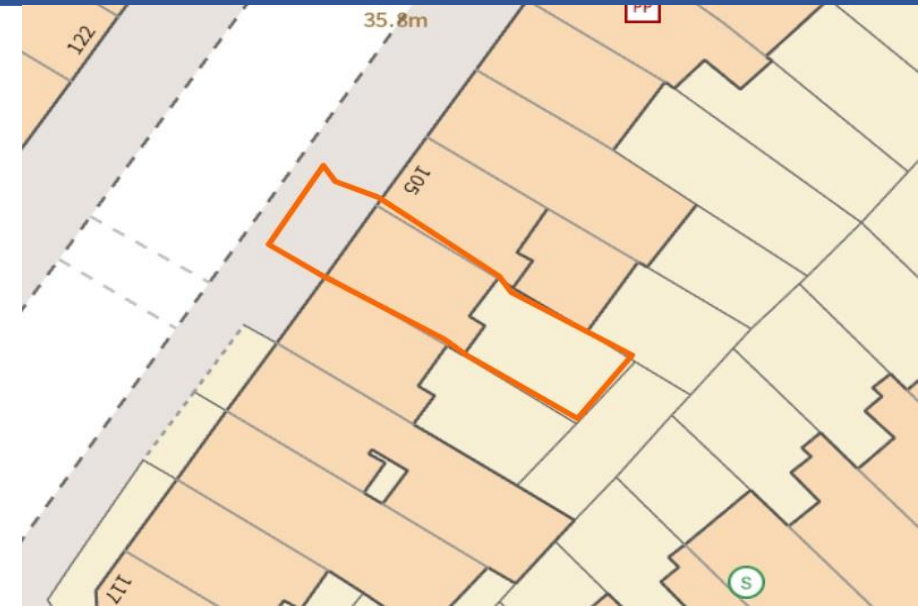
# London NW8 - 107 Boundary Road, St John`s Wood NW8 ORG

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### Investment Consideration:

- Purchase Price: £325,000
- Gross Initial Yield: 4.82%
- Rental Income: £15,650 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor shop and 3 flats which have been sold off on long leaseholds
- Second floor flat valuable reversion in 87 years
- Located within 0.4 miles from Kilburn High Road Overground and Kilburn Road Underground stations
- Nearby occupiers include Restaurants, Nail Salon and Tailors, amongst others.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 107 (Ground Floor)</b>	Retail Shop: 33 sq m (355 sq ft) Retail Area, Storage, WC	Vali Barbers	10 Years from 11 May 2016	£15,500	Note 1: FRI Note 2: No breaks
<b>No. 107 (Lower Ground Floor)</b>	Residential Flat: 63 sq m (678 sq ft) 1 Bedroom, Kitchen/Living Room	Individual	999 Years from 25 December 1983	£100	Note 1: FRI Note 2: Reversion 2982
<b>No. 107 (First Floor)</b>	Residential Flat: 37 sq m (398 sq ft) 1 Bedroom, Kitchen/Living Room	Individual	215 Years from 25 December 1983	Peppercorn	Note 1: FRI Note 2: Reversion 2198
<b>No. 107 (Second Floor)</b>	Residential Flat: Not Inspected 1 Bedroom, Kitchen/Living Room	Individual	125 Years from 25 December 1983	£50	Note 1: FRI Note 2: Valuable reversion in 87 Years
<b>Total</b>				<b>£15,650</b>	

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### Property Description:

The property comprises Ground Floor Retail Shop and 3 Residential Flats (sold-off) arranged over Lower Ground, First and Second floor.

The property provides the following accommodation and dimensions:

Ground Floor: Shop	33 sq m	(355 sq ft)
Lower Ground: Flat	63 sq m	(678 sq ft)
First Floor: Flat	37 sq m	(398 sq ft)
Second Floor: Ancillary	Not inspected	

### Tenancy:

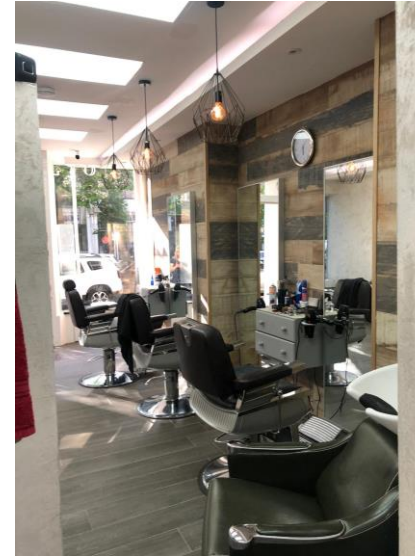
The ground floor shop is at present let to Vali Barbers for a term of 10 years from 11<sup>th</sup> May 2016 at a current rent of £15,500 per annum and the lease contains full repairing and insuring covenants. No break clause.

The lower ground floor flat has been sold on long leasehold for a term of 999 Years from 25<sup>th</sup> December 1983 at a ground rent of £100 per annum.

The first floor flat has been sold on long leasehold for a term of 215 Years from 25<sup>th</sup> December 1983 at a ground rent of peppercorn.

The second floor flat has been sold on long leasehold for a term of 125 Years from 25<sup>th</sup> December 1983 at a ground rent of £50 per annum.

Valuable reversion in 87 Years.



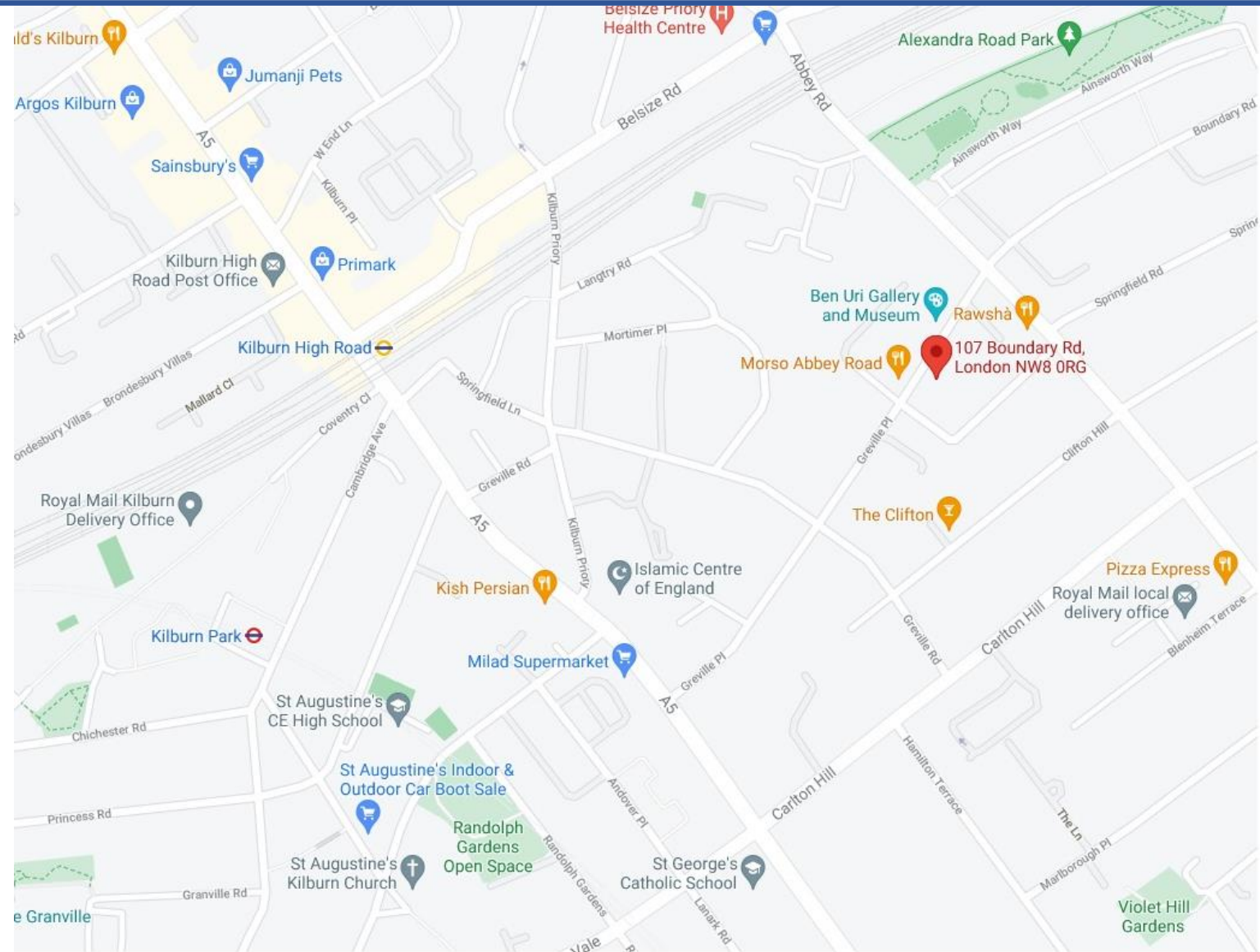
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### Location:

St John's Wood is a district in the City of Westminster, North West London, lying about 2.5 miles (4 km) northwest of Charing Cross. Traditionally the northern part of the ancient parish and Metropolitan Borough of Marylebone, it extends east to west from Regent's Park and Primrose Hill to Edgware Road, with the Swiss Cottage area of Hampstead to the north and Lisson Grove to the south. An affluent district of leafy residential streets, St John's Wood is known for Lord's Cricket Ground, the headquarters of English cricket and a venue for domestic and international matches. The property is located within 0.4 miles from Kilburn High Road Overground and Kilburn Road Underground stations. Nearby occupiers include Nail Salon, Taylors and Takeaway Shops, 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.



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



Prash Jaitley – Managing Partner  
M: +44(0)79618 53166  
E: prash@bluealpine.com



# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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