

Bidford on Avon - 37 High Street, Alcester B50 4BQ
Freehold Newsagent Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Major



Bidford on Avon - 37 High Street, Alcester B50 4BQ

Freehold Newsagent Shop Investment



Investment Consideration:

- Purchase Price: £100,000
- Gross Initial Yield: 9.75%
- Rental Income: £9,751 p.a.
- VAT is NOT applicable to this property
- Ground floor retail unit and a self contained residential maisonette on first floor and rear ground floor which has been let on a long lease
- Located near Popular Warwickshire Village, 7 miles from Stratford-upon-Avon
- The property is located on the high street which also houses a number of independent retailers

Tenancies & Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|--|---------------------|----------------------------------|----------------------------------|---------------------|--|
| No. 37 (Ground Floor Shop) | 45 sq m (484 sq ft) | Individual (t/a Bidford News) | 15 years from 31st March 2014 | £9,750* | FRI Note 2: Rent reviews on 31.03.2024 Note 3: Break Clause on 31.03.2020 and 31.03.2026 |
| No. 37A (First Floor Flat) | Residential | Individual | 999 years from 30.07.2004 | £1 | Reversion 29.07.3003 |
| * The landlord has given a personal concession so receives £6,400 p.a. | | | Total | £9,751 | |

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Property Description:

The property comprises a ground floor retail unit and a self-contained residential flat at the first floor which has been let on a long lease.

The property provides the following accommodation and dimensions:

Ground Floor Shop: 45.00 sq m (484 sq ft)

Tenancy:

The shop is at present let to an Individual t/a Bidford News for a term of 15 years from 31st March 2014 at a current rent of £9,750 per annum and the lease contains full repairing and insuring covenants. The lease provides the tenant the option to determine on the 31st March 2020 and 31st March 2026. The first floor residential flat is sold off on long leasehold to an individual for a term of 999 years from 30th July 2004 at a current ground rent of £1 per annum.

Location:

Bidford-on-Avon is a popular riverside village in east Warwickshire some 7 miles south west of Stratford-upon-Avon, 18 miles east of Worcester and 25 miles south of Birmingham. The property is located on the High Street which also houses a number of Independent retailers including a bakery, butchers and pharmacy.

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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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