



## **INVESTMENT PORTFOLIO FOR SALE**

**PORTFOLIO A – Mixed Use Freehold Investment**

**PORTFOLIO B – Residential Freehold Investment**

**PORTFOLIO C – Residential Leasehold Investment**

Our client's preference is to sell this portfolio in one transaction. However, consideration will be given to separate offers received for portfolios A, B and C.

**For Sale by Private Treaty**

**Offers in Excess of £3,700,000**

Each party to bear their own legal costs.

For enquiries contact:

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# PORTFOLIO A MIXED USE FREEHOLD INVESTMENT FOR SALE



## Four Commercial Shops & Four Residential Flats for Sale by Private Treaty

**71-77 Station Approach.  
South Ruislip, HA4 6SD**



### Description

The portfolio comprises four self-contained shops, let on commercial leases and four self-contained, two-bedroom, residential flats located on the first and second floor. Separately let on Assured Shorthold Tenancies. 73a is currently vacant and being marketed to let on a new AST.

### Tenancy Information

Please refer to the attached schedule.

### EPC

Please refer to the attached schedule. Certificates can be provided on request.

### Viewing

For further information please contact:

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### Location

Station Approach is located in South Ruislip within the London Borough of Hillingdon. This parade is within close proximity of South Ruislip Station which provides access to London overground and underground services.

### Important notice

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# PORTFOLIO A MIXED USE FREEHOLD INVESTMENT FOR SALE



## 71-77 STATION APPROACH, SOUTH RUISLIP, MIDDLESEX

### Schedule of Tenants as at 3<sup>rd</sup> April 2020

Demise	Tenancy	Rent – £ pa	Rent Review	Break Clause	Lease Expires	EPC Rating	Notes
Shop 71	Commercial	12,250.00	18/07/2022	17/01/2023	18/07/2032	E	
Shop 73	Commercial	12,250.00	15/04/2024	-	14/04/2029	D	Concession to pay £11,000pa until 14/04/2020
Shop 75	Commercial	11,850.00	25/03/2021 25/03/2026	-	24/03/2031	D	
Shop 77	Commercial	14,000.00	-	-	16/12/2023	C	
Flat 71A	AST	12,600.00	26/04/2020	-	26/04/2020	E	
Flat 71B	AST	12,900.00	09/01/2020	-	09/01/2021	E	
Flat 73A	Vacant	-	-	-	-	D	
Flat 73B	AST	12,600.00	21/06/2020	-	21/06/2020	E	
<b>Total</b>		<b><u>£88,450.00</u></b>					

VAT is applicable for this investment.

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# PORTFOLIO B RESIDENTIAL FREEHOLD INVESTMENT FOR SALE



## Freehold Interest for Sale by Private Treaty

**1-12 Norman Court,  
Hampton, Upper Sunbury  
Road, TW12 2DN**



### Location

Located on the corner of the Upper Sunbury Road and Percy Road in Hampton. Within a short drive of the M3 and M25 and walking distance of Hampton train station providing access to London Waterloo.

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### Description

- 12 x Residential Flats & 6 x Garages
- 8 x Long Leasehold Flats including 3 x Garages
- 1 x long lease with approximately 58 years unexpired
- 1 x Rent Act Protected Tenancy to a single lady. Rent passing £10,380pa
- 3 x Assured Shorthold Tenancies. Total Rent passing £43,800pa
- Ground Rent passing £400pa with fixed reviews
- 3 x Garages Let on License Agreements. Total Rent passing currently, £2,123.28pa

The development benefits from communal gardens and parking.

### Insurance and Service Charge

The landlord insures the building and administers the service charge through a managing agent.

### Tenancy Information

Please refer to Tenancy Schedule.

### EPC

Please refer to attached schedule. Certificates can be provided on request.

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# PORTFOLIO B RESIDENTIAL FREEHOLD INVESTMENT FOR SALE



## Viewing

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## Conditions

Each Party to bear their own professional costs.

This transaction is subject to the Leaseholders not exercising their Rights of First Refusal following service of the formal notice.

### 1-12 Norman Court Tenancy Schedule as of March 2020

Unit no	Garage	Tenancy Type	Term Commencement	Term / Years	Rent pa (£)	1st Rent review	2nd rent review	3rd rent review	4th rent review	EPC	Notes
Flat 1		Leasehold	06.03.1979	99	50	06.03.2045 to £75	-	-	-	D	Service charge paid annually in arrears
Flat 2		Leasehold	01.04.2009	112	50	29.09.2021 to £100	29.09.2046 to £200	29.09.2071 to £300	29.09.2096 to £400	C	
Flat 3		Rent Act Protected	-	-	10,380	-	-	-	-	F	Last Registration 27.03.2018
Flat 4	3	Leasehold	06.03.1979	142	50	29.09.2021 to £100	29.09.2046 to £200	29.09.2071 to £300	29.09.2096 to £400	C	
Flat 5	6	Leasehold	29.09.1996	125	50	29.09.2021 to £100	29.09.2046 to £200	29.09.2071 to £300	29.09.2096 to £400	C - expired	
Flat 6	5	Leasehold	06.03.1979	142	50	29.09.2021 to £100	29.09.2046 to £200	29.09.2071 to £300	29.09.2096 to £400	C	
Flat 7		Leasehold	06.03.1979	142	50	29.09.2021 to £100	29.09.2046 to £200	29.09.2071 to £300	29.09.2096 to £400	D	
Flat 8		AST	-	-	16,020	-	-	-	-	D	
Flat 9		Leasehold	29.09.1996	125	50	29.09.2021 to £100	29.09.2046 to £200	29.09.2071 to £300	29.09.2096 to £400	C	
Flat 10		Leasehold	29.09.1996	226	50	29.09.2021 to £100	29.09.2046 to £200	29.09.2071 to £300	29.09.2096 to £400	D - expired	
Flat 11		AST	-	-	13,980	-	-	-	-	D	
Flat 12		AST	-	-	13,800	-	-	-	-	D	
	1	Licence	18/11/2019		780	-	-	-	-		Annual rent increase index linked
	2	Licence	18/11/2019		780	-	-	-	-		Annual rent increase index linked
	4	Licence	08/10/2009		563.28	-	-	-	-		Annual rent increase index linked
Sub Total Ground Rent per annum (£)					400						
Sub Total Tenancies Rent per annum (£)					54,180						
Sub Total Licence Rent per annum (£)					2,123.28						
Total Rent Passing per annum (£)					56,703						

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# PORTFOLIO C RESIDENTIAL LEASEHOLD INVESTMENT FOR SALE



## Four Leasehold Flats for Sale by Private Treaty Let on Assured Shorthold Tenancies

- **9 Cecil Close, Mount Avenue, Ealing, London, W5 2RB**
- **20 Fountain Court, Aylesbury, HP20 2JZ**
- **177 Thirlmere Gardens, Northwood, HA6 2GA**
- **33 Finians Close, Uxbridge, UB10 9NW and 1 x Garage**



9 Cecil Close



20 Fountain Court



177 Thirlmere Gardens



33 Finians Close

### Description

**9 Cecil Close** – a two-bedroom, two reception room, second floor flat in a purpose-built block with a long lease and share of the freehold.

**20 Fountain Court** – a two-bedroom flat within a purpose-built block. Includes one reception room, en-suite and parking space. Benefits from a long lease.

**177 Thirlmere Gardens** – a one bedroom, first floor maisonette located within a purpose-built block. Benefits from a long lease.

**33 Finians Close** – a two-bedroom, ground floor flat located within a purpose-built block which benefits from access to communal gardens and a garage.

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### Tenancy Information

**9 Cecil Close** - is let to three sharers on an AST. Passing Rent: £21,000pa.

**20 Fountain Court** – is let to a couple on an AST. Passing Rent: £10,080pa.

**177 Thirlmere Gardens** – is let to a gentleman on an AST. Passing Rent: £10,200pa.

**33 Finians Close** – is let to a lady on an AST. Passing Rent: £13,080pa.

### Tenure

Leasehold.

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# PORTFOLIO C RESIDENTIAL LEASEHOLD INVESTMENT FOR SALE



## Ground Rent / Service Charge (approx. pa)

### 9 Cecil Close

GR £70 S/C £7,165

### 20 Fountain Court

GR £150 S/C £1,319

### 177 Thirlmere Gardens

GR Peppercorn S/C £1,371

### 33 Finians Close

GR £1 (if demanded) S/C £1,080

## EPC

Please refer to attached schedule. Certificates can be provided on request.

## Viewing

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## Conditions

Each party to bear their own professional costs.

**Portfolio C Tenancy Schedule as of March 2020**

Address	Garage	Tenure	Lease Term Unexpired	AST Commencement	Rent per annum	Break Clause	AST Expiry	EPC	Notes
9 Cecil Close	-	Leasehold	914	25/03/2020	21,000	24/09/2020	24/03/2020	E	To be completed
20 Fountain Court	-	Leasehold	980	03/06/2017	10,080	-	02/06/2020	C	
177 Thirlmere Gardens	-	Leasehold	150	15/06/2013	10,200	-	Periodic	D	
33 Finians Close	40	Leasehold	86	16/07/2008	13,080	Rolling 2 months notice	15/07/2020	D	

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