

Freehold Ground Rent Investment

130-132 High Street, Chesham

Buckinghamshire – HP5 1EF

The logo consists of a dark grey square with the letters 'BWP' in a light blue, sans-serif font centered within it.

BWP

130-132 High Street, Chesham, Bucks, HP5 1EF – Guide Price £45,000

Description:

An opportunity to acquire the freehold interest of this former Georgian townhouse now subject to 10 residential 125 year leases from 1st January 2017. Each of the 10 apartments pays an annual ground rent of £250 providing a total annual income of £2,500. The total Net Internal Area is 409.95 sqm (4412.66 sqft). *Measurements provided by vendor, BWP have not measured the building.

Location:

The property is located on the East side of the main High Street opposite Waitrose and adjacent to a Sainsburys superstore and public car park.

Chesham is a historic market town located in South Buckinghamshire. The town is 30 minutes drive to Junction 20 of the M25 and one hour from London on the Metropolitan Line. It has a population of c.23,000.

Energy Performance Certificates:

Available On Request

VAT:

The property is not elected for VAT.

Service Charge:

The building is currently managed by a local property management firm. The current service charge budget to 30th June 2023 is £19,300.



NB. The plan for identification only. © Crown Copyright OS 0100055500

Tenancies & Ground Rent:

The residential apartments are sold on 125 year leases commencing on 1st January 2017. Each leasee currently pays a ground rent of £250 per annum.

The ground rent will be reviewed at the end of each 10 year anniversary of the lease commencing (next review January 2027) and is reviewed inline with the Retail Price Index.

Tenure:

Freehold subject to 10 residential leases.

Proposal:

We are instructed to market the property quoting a Guide Price of £45,000 for the freehold interest reflecting a 5.5% NIY.



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