countrywide
COMMERCIAL PROPERTY AGENTS

FOR SALE
FREEHOLD INVESTMENT



MIXED-USE FREEHOLD INVESTMENT

300 Barking Road London E13

Ground Floor Commercial Premises with 7-Room HMO Above

ASKING PRICE	GROSS INCOME P.A.	GROSS YIELD
£1,100,000	£115,200	10.47%

Investment Summary

ASKING PRICE	TOTAL GROSS INCOME
£1,100,000	£115,200 p.a.

GROSS YIELD	APPROX. NET INCOME	APPROX. NET YIELD
10.47%	£108,900 p.a.	9.90%

An opportunity to acquire a high-yielding mixed-use freehold investment comprising a ground floor commercial unit together with residential accommodation arranged as a seven-room HMO above.

The property currently produces a total gross income of **£115,200 per annum**, with an approximate net income of **£108,900 per annum** after the current HMO running costs.

At the asking price of **£1,100,000**, the property offers an attractive **gross yield of approximately 10.47%** and an **approximate net yield of 9.90%**.

The investment should appeal to purchasers seeking a strong income return from a mixed commercial and residential asset.

INVESTMENT HIGHLIGHTS

- Mixed-use freehold investment
- Ground floor commercial accommodation
- Upper parts arranged as a **7-room HMO**
- Total gross income of **£115,200 per annum**
- Approximate net income of **£108,900 per annum**
- Asking price **£1,100,000**
- Gross yield approximately **10.47%**
- Approximate net yield **9.90%**
- Commercial tenant currently trading as an office
- Strong residential income
- Two separate income streams
- Established East London location
- Of particular interest to cash and investment purchasers

Accommodation & Income

GROUND FLOOR COMMERCIAL

The ground floor comprises commercial accommodation currently occupied and trading as an office.

Current Rent	**£15,600 p.a. exclusive**
Lease Term	**3 years**

The commercial accommodation provides an independent income stream in addition to the residential accommodation above.



RESIDENTIAL ACCOMMODATION

The upper parts are arranged as a **seven-room HMO** with shared communal facilities. The accommodation includes:

- Seven individually occupied rooms
- Communal kitchen
- Shower room with WC
- Additional bathroom
- Shared circulation areas

Current HMO income	**£8,300 pcm**
Equivalent to	**£99,600 per annum**

The occupiers are private tenants, with rental payments supported in a number of cases through Universal Credit.



INCOME SCHEDULE

GROUND FLOOR COMMERCIAL	RESIDENTIAL HMO	TOTAL GROSS INCOME
£15,600 p.a.	£99,600 p.a.	£115,200 p.a.

Running Costs & Net Income

HMO RUNNING COSTS

The landlord currently incurs the following approximate monthly costs in connection with the residential HMO accommodation:

Gas	**£150 per month**
Electricity	**£125 per month**
Water	**£50 per month**
Council Tax	**£200 per month**

TOTAL MONTHLY RUNNING COSTS

£525 per month

Equivalent to approximately **£6,300 per annum**

NET INCOME

Total gross income	**£115,200 p.a.**
Less estimated HMO running costs	**£6,300 p.a.**

APPROXIMATE NET INCOME

£108,900 per annum

APPROXIMATE NET YIELD

9.90%

At the asking price of **£1,100,000**, this equates to an approximate net yield of 9.90%.

INVESTMENT PROFILE

The property provides an investor with two distinct income streams from the commercial and residential elements.

The seven-room HMO generates the majority of the income and is supplemented by the ground floor commercial tenancy, providing additional diversification.

The strong level of income produces an attractive return when compared with more conventional shop and upper-part investments in the area.

The property may therefore appeal particularly to investors focused on income return and cash flow rather than solely on underlying vacant possession value.

Ground Floor Commercial

PHOTOGRAPHS



OFFICE



OFFICE



REAR OFFICE



REAR OFFICE



KITCHEN



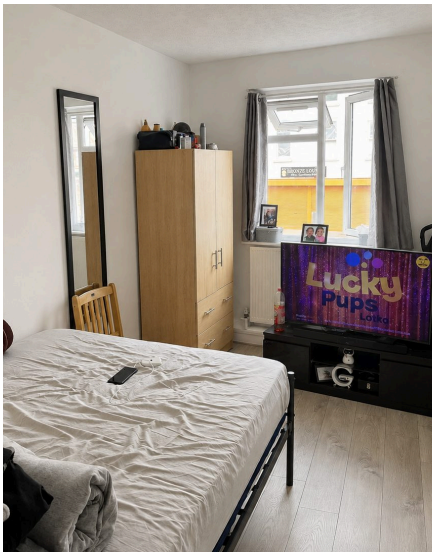
REAR YARD

Seven-Room HMO Above

PHOTOGRAPHS



ROOM 1



ROOM 2



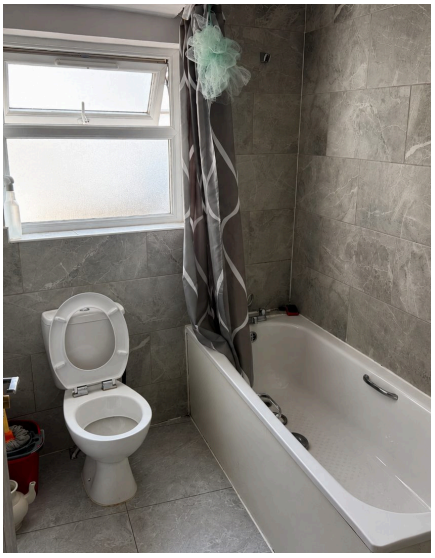
ROOM 3



ROOM 4



COMMUNAL KITCHEN



BATHROOM



SHOWER ROOM WITH WC



FIRST FLOOR LANDING

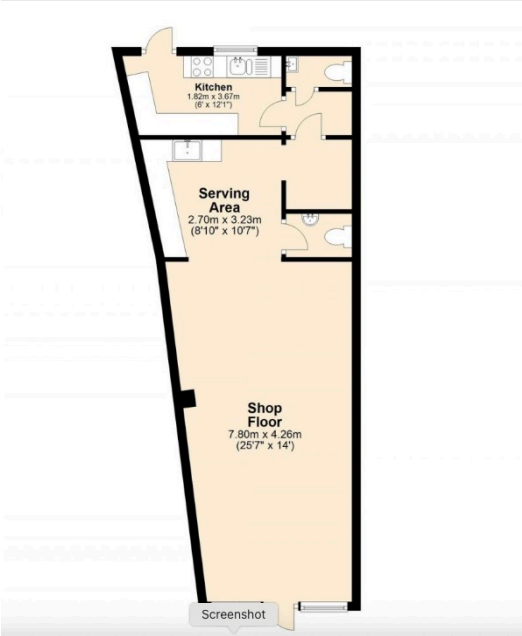


SECOND FLOOR LANDING

Floor Plans & Energy Performance

300 BARKING ROAD, LONDON E13

GROUND FLOOR COMMERCIAL



UPPER FLOORS — HMO ACCOMMODATION



Floor plans are for identification purposes only. Measurements are approximate and not to scale; purchasers must satisfy themselves as to the accuracy of all areas and dimensions.

ENERGY PERFORMANCE CERTIFICATES

C — 300 Barking Road — Commercial

Rating C · Score 68 · Valid until 24 March 2036

Property type	**Retail / Financial and Professional Services**
Total floor area	**164 sq m**
Certificate number	**2081-3297-3060-8808-4091**

D — 300a Barking Road — Residential HMO

Rating D · Score 59 · Valid until 2 November 2031

Property type	**Top-floor flat**
Total floor area	**109 sq m**
Certificate number	**9390-2317-2190-2009-8125**

Both elements meet the current minimum energy efficiency standards for letting. Full copies of each certificate are available on request.

Location

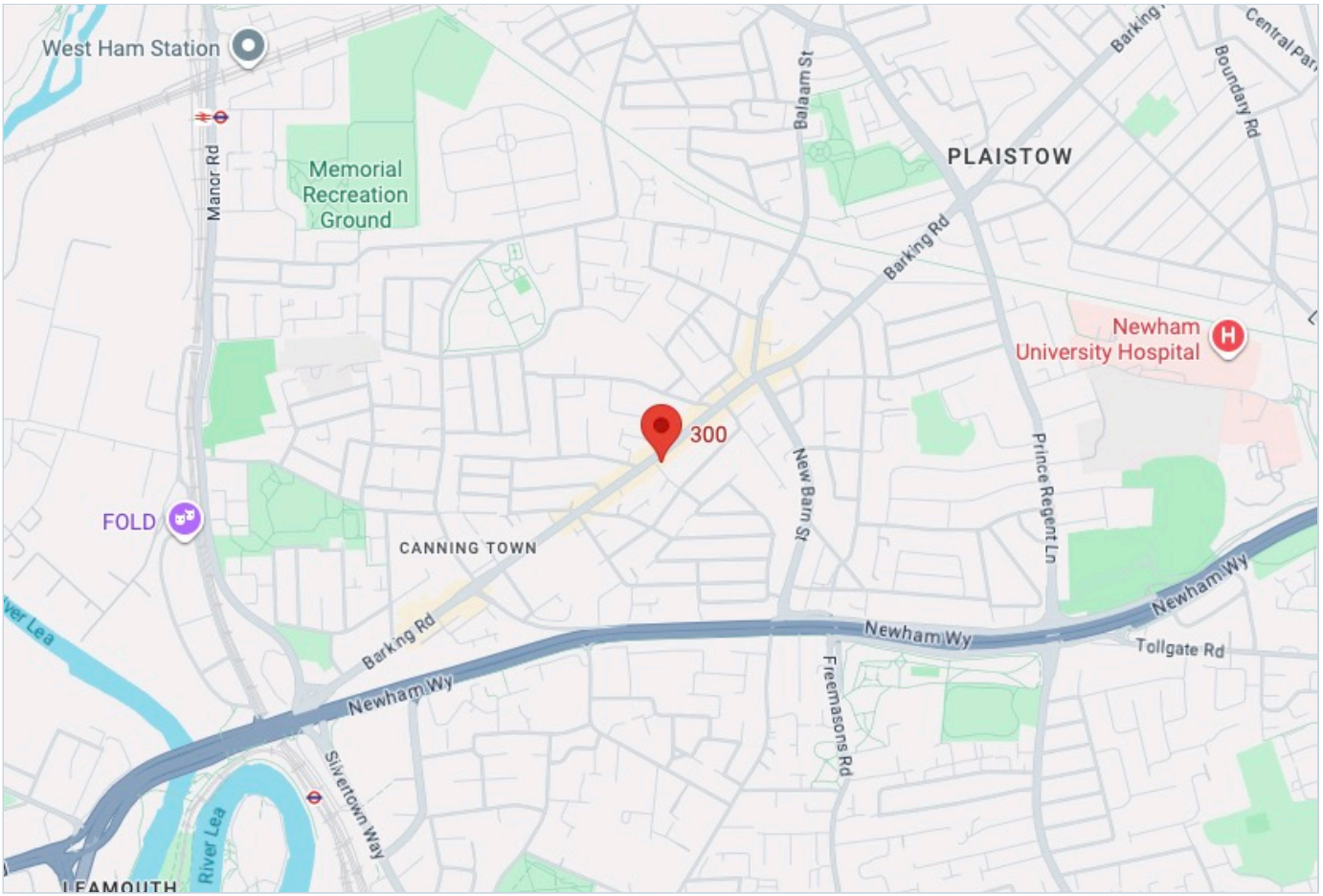
PLAISTOW, LONDON E13

The property is situated on **Barking Road, London E13**, within an established and densely populated East London location.

Barking Road is a major arterial route running through Plaistow and the surrounding East London districts and comprises a varied mix of retail, commercial and residential uses.

The surrounding area contains a broad range of independent retailers, offices, restaurants, service businesses and residential accommodation.

The property benefits from good road communications and public transport accessibility, with connections available throughout East London and into Central London.



LOCATION PLAN — INDICATIVE ONLY

TENURE

Freehold

ASKING PRICE

£1,100,000

Subject to contract and exclusive of VAT where applicable. Based upon the current gross income of **£115,200 per annum**, the asking price reflects a **Gross Yield of approximately 10.47%**.

Based upon the approximate net income of **£108,900 per annum**, the asking price reflects an **Approximate Net Yield of 9.90%**.

Further Information & Viewing

FURTHER INFORMATION

Further tenancy information, lease documentation, HMO information and supporting financial details are available to bona fide interested parties upon request.

Purchasers are advised to satisfy themselves as to the accuracy of the rental information, HMO licence, planning position, statutory compliance, tenancy documentation and ongoing operating expenditure prior to purchase.



VIEWING

Strictly by prior appointment through the sole selling agents.

countrywide
COMMERCIAL PROPERTY AGENTS

Countrywide Commercial

Jason Grant

M: 07956 380 992

T: 020 8506 9905

E: jason@countrywidecomm.co.uk

Misrepresentation Act 1967: these particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Prospective purchasers must satisfy themselves as to the accuracy of all information given.