



## FOR SALE -RESIDENTIAL BLOCK INVESTMENT

**Flats 372-392 Catcode Road, Hartlepool TS25 2LS**

10 residential apartments currently producing an income of £48,240 per annum

All enquiries to

**0203 576 3331**

[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate

# Flats 372-392 Catcote Road, Hartlepool TS25 2LS

10 residential apartments currently producing an income of £48,240 per annum



## Location

The property is located on Catcote Road, approximately 3 miles south of Hartlepool town centre. The flats are located in a residential area, which is served by The Fens Shopping Centre, which has a good selection of operators including: Tesco Express, Greggs, Well Pharmacy, as well as numerous independent operators. Transport links for the property are good, with the A689 approximately 350 metres away. This provides a quick link into the town centre.

## Description

The investment is arranged as 5x3, 4x2 and 1x1 bedroom apartments, all let on AST'S. The apartments are situated at first floor level above the commercial element of The Fens Shopping Centre. Access to the flats is via the rear of the property.

**Price** Offers in the region of £680,000 for the long leasehold interest. ***This represents a low capital value of £83.95 psf, which is less than replacement cost.***

The purchaser may qualify for multi-unit relief on stamp duty. They should rely on their own enquiries in this regard.

**VAT** The premises are not elected for VAT

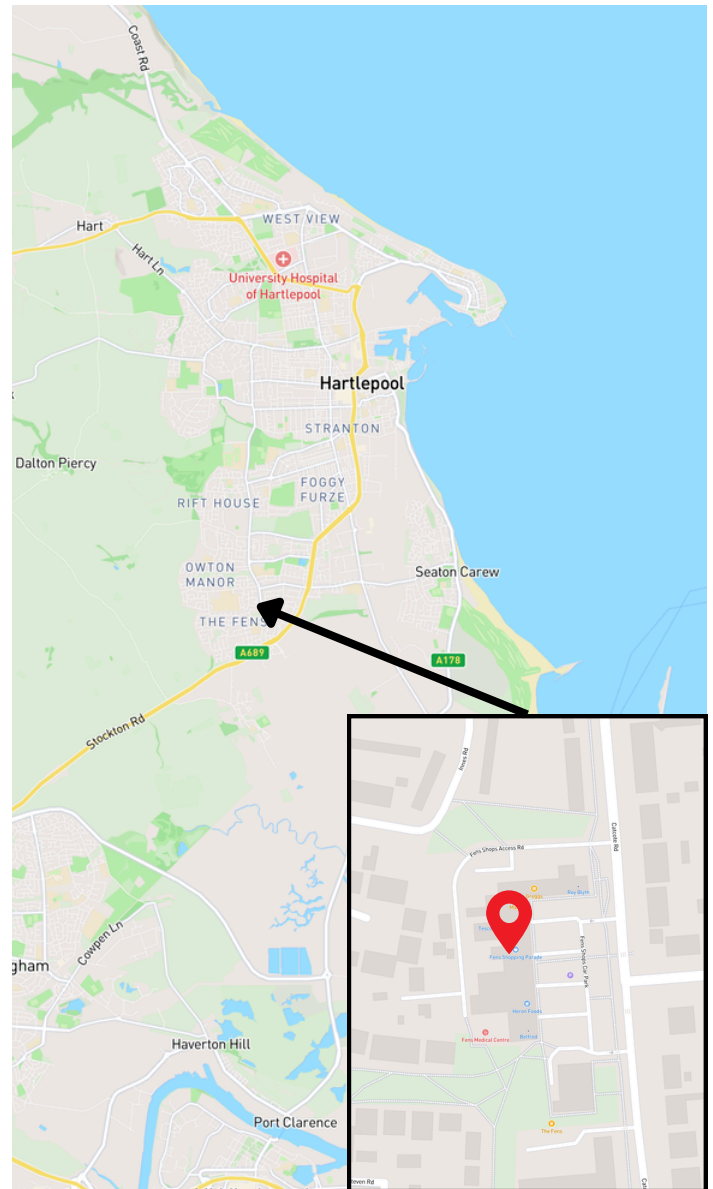
**EPC Rating** TBC

**Tenure** A new 999 year long leasehold at a peppercorn ground rent.

**Anti money laundering procedures** In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

## Tenancy schedule

Address	Size	Bedrooms	Status	Rent	ERV
372 Catcote Road	750	2	Let	£4,560	£6,000
374 Catcote Road	750	2	Let	£4,800	£6,000
376 Catcote Road	750	2	Let	£4,620	£6,000
378 Catcote Road	900	3	Let	£5,040	£7,000
380 Catcote Road	900	3	Let	£5,100	£7,000
382 Catcote Road	900	3	Let	£5,100	£7,000
384 Catcote Road	900	3	Let	£4,560	£7,000
386 Catcote Road	900	3	Let	£5,100	£7,000
390 Catcote Road	600	1	Let	£4,680	£5,500
392 Catcote Road	750	2	Let	£4,680	£6,000
<b>Total</b>				<b>£48,240</b>	<b>£64,500</b>



## Contact owners sole agents:

**Assembly CRE**

020 3576 3331

[www.assemblycre.co.uk](http://www.assemblycre.co.uk)

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