



## FOR SALE - RESIDENTIAL BLOCK INVESTMENT

**Flats 3a-7a, Tudor Parade, Marlowe Road, Jaywick CO15 2PA**

5 residential apartments producing an income of £52,800 per annum with reversionary income of circa £54,400 per annum

All enquiries to

**0203 576 3331**

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

**Assembly.**

Commercial Real Estate

# Flats 1-7, Tudor Parade, Marlowe Road, Jaywick CO15 2PA

5 residential apartments let on AST's



## Location

The property is located in Jaywick, a coastal village in the Tendring district of Essex, 2 miles West of Clacton-on-Sea. The building is situated on the corner of Jaywick Lane and Marlowe Road. Amenities for the location are good, with various shops located nearby, whilst Millers Barn Golf Park, Hasty's Adventure Farm, Clacton-on-Sea Golf Club and Jaywick Sands Beach are all located nearby.

## Description

The flats comprise of 3x3 and 2x2 bedroom apartments, with access via the rear of the property.

**Price** Offers in the region of £595,000 (five hundred and ninety five thousand pounds) for the long leasehold interest. ***This represents a low capital value of £161.77 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

Please note that all the information in the below tenancy schedule has been provided by the landlord and all interested parties are advised to check the validity of it.

Address	Status	Bedrooms	Area	Start Date	End	Rent (£)	ERV
Flat 3A	Let	2	579	25/03/2022	24/03/2023	£9,000	£9,100
Flat 4A	Let	2	579	17/09/2018	16/03/2019	£10,800	£10,800
Flat 5A	Let	3	840	14/10/2022	13/10/2023	£11,400	£11,500
Flat 6A	Let	3	840	30/09/2016	29/09/2018	£10,800	£11,500
Flat 7A	Let	3	840	01/06/2017	31/05/2018	£10,800	£11,500
<b>Total</b>			<b>3678</b>			<b>£52,800</b>	<b>£54,400</b>



## Contact owners sole agents:

**Assembly CRE**

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.