



FOR SALE - RESIDENTIAL BLOCK INVESTMENT

Globe House, The Broadway, Scunthorpe DN16 2SN

9 residential apartments producing an income of £48,120 per annum
Offers in excess of £495,000

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

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9 residential apartments producing an income of £48,120 per annum



Location

The property is located on The Broadway, Scunthorpe. The local area benefits from retail running along the Broadway, with the block providing retail and other amenities to the local area, including: Iceland, Greggs, Morrisons Daily and Card Factory, as well as various independent operators.

Transport links for the property are good, with various bus routes outside on the main road.

Description

There are 9 flats in total, all let on AST's. Access to the flats is via the rear of the property.

Price

Offers in excess of £495,000 (four hundred and ninety five thousand pounds) for the 999 long leasehold interest. ***This represents a low capital value of £86.75 psf, which is less than replacement cost.***

VAT The premises are not elected for VAT.

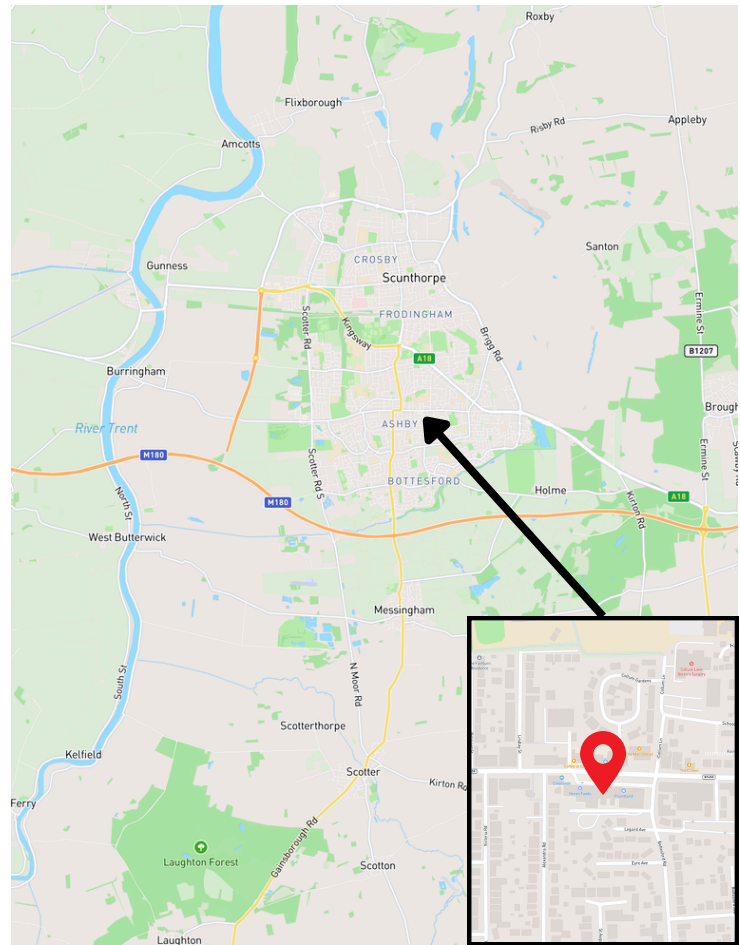
EPC Rating TBC.

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 tenancy schedule has been provided by the landlord and all interested parties are advised to check the validity of it.



Address	Size	Bedrooms	Start date	Lease expiry	Rent
Flat 1 Globe House	678	1	TBC	TBC	£4,200
Flat 2 Globe House	710	1	16/08/2021	15/08/2022	£5,400
Flat 3 Globe House	592	1	07/08/2023	06/08/2025	£5,400
Flat 4 Globe House	431	1	10/02/2023	09/02/2025	£5,400
Flat 5 Globe House	377	1	27/01/2023	26/01/2025	£5,400
Flat 6 Globe House	581	1	12/10/2018	11/04/2019	£5,100
Flat 7 Globe House	560	1	21/07/2021	20/07/2022	£5,520
Flat 8 Globe House	764	2	08/03/2023	07/03/2025	£5,400
Flat 25a The Broadway	1,019	3	10/04/2020	09/10/2020	£6,300
Total					£48,120

Contact owners sole agents:

Assembly CRE

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www.assemblycre.co.uk

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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.