



FOR SALE - RESIDENTIAL BLOCK INVESTMENT

1a, 2a, 3a, 5a & 8a Mavery House, Victoria Road, Diss IP22 4EX

5 residential apartments let on AST's producing an income of £54,000 per annum

Offers in the region of £500,000

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

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Location

The block is located on Victoria Road in Diss, in South Norfolk. Diss is a market town with an estimated population of just under 10,000 based on the last census.

Transport links for the property are good, with Diss Rail Station approximately 0.8 miles away from the property.

Nearby operators include Tesco Superstore, Morrisons, Morrisons Petrol Station, Aldi, Dominos Pizza, British Red Cross, Superdrug and Card Factory.

Description

The flats are accessed via the service yard at the rear of the property, with a shared communal first floor platform leading to all flats.

Price

Offers in the region of £500,000 (Five hundred thousand pounds) for the 999 long leasehold interest. ***This represents a low capital value of £133.33 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 tenancy schedule has been provided by the landlord and all interested parties are advised to check the validity of it.

Address	Size	Bedrooms	Lease start	Lease end	Rent
Flat 1a, Mavery House, Victoria Road, Diss	750	2	20/12/2020	19/06/2021	£10,800
Flat 2a, Mavery House, Victoria Road, Diss	750	2	24/03/2018	23/09/2018	£10,800
Flat 3a, Mavery House, Victoria Road, Diss	750	2	08/12/2020	07/06/2021	£10,800
Flat 5a, Mavery House, Victoria Road, Diss	750	2	26/08/2023	25/08/2024	£10,800
Flat 8a, Mavery House, Victoria Road, Diss	750	2	01/07/2019	31/12/2019	£10,800
Total	3750				£54,000

Contact owners sole agents:

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

Kevin Neun

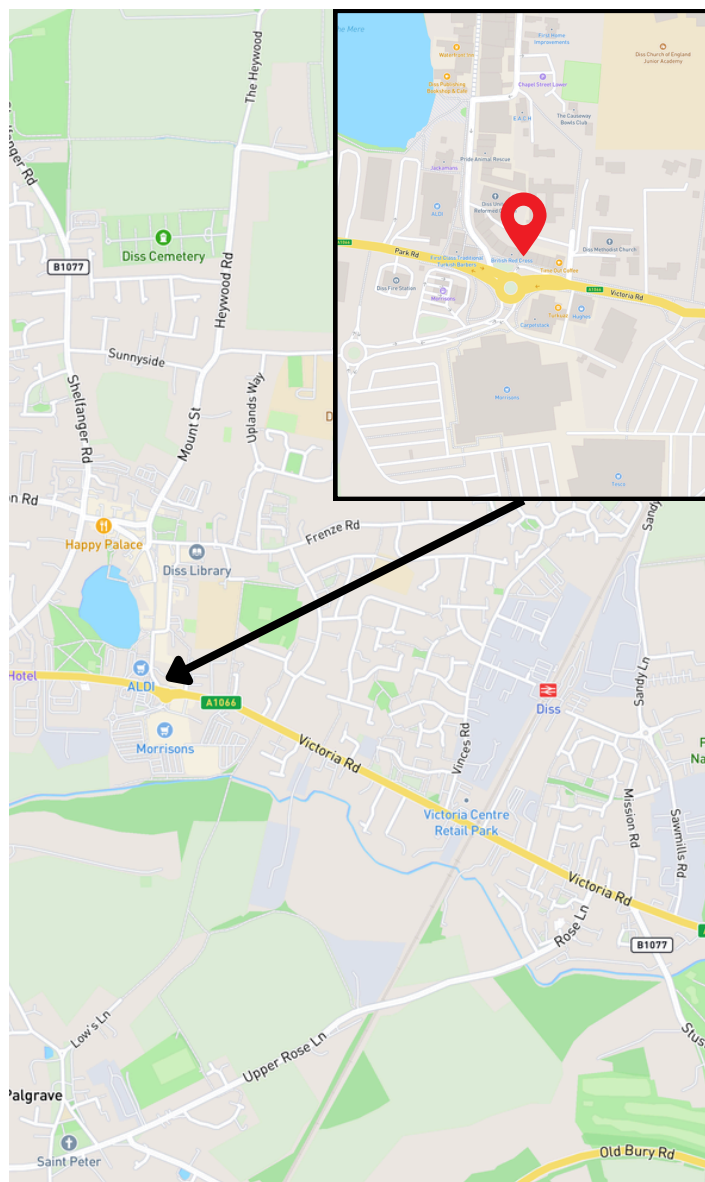
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Jamie Mackenzie

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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.