



FOR SALE - RESIDENTIAL BLOCK INVESTMENT

168a Lutterworth Road and 336a, 340a, 342a, 344a, 346a Wellingborough Road, Northampton NN1 4ES

6 residential apartments let on AST's producing an income of £44,670 per annum

Offers in the region of £570,000

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate



6 residential apartments let on AST's producing an income of £44,670 per annum

Location

The block is located in the city of Northampton, at the junction of Wellingborough Road and Lutterworth Road. Wellingborough Road (A4500) is one of the main arterial into the town centre which provides a host of retail, restaurants and bars.

Three Shires Hospital is located to the south of the property whilst Abingdon and The Racehorse Parks are to the North East and North West respectively.

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 £570,000 (Five hundred and Seventy thousand pounds) for the 999 long leasehold interest. ***This represents a low capital value of £135.61 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.

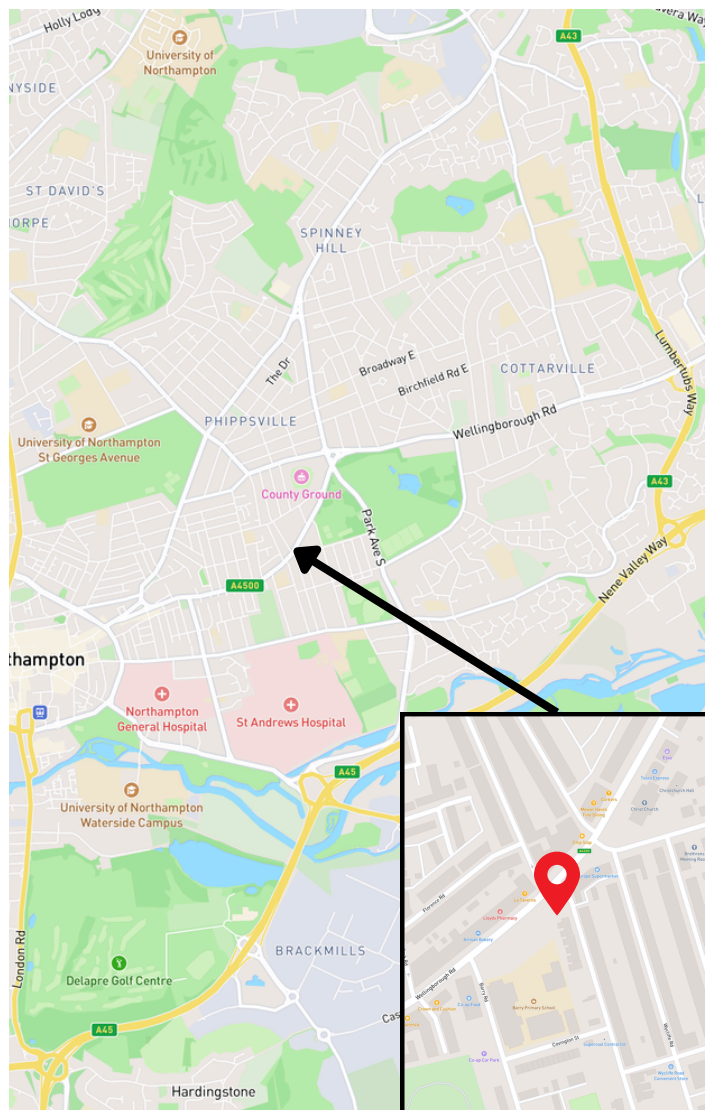
EPC Rating TBC.

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 sq ft	Bedrooms	Lease start	Lease end	Rent
168a Lutterworth Road	811	2	01/12/2019	30/11/2020	£8,250
336A Wellingborough Road & Garage 3	605	2	20/11/2019	19/11/2020	£7,320
340A Wellingborough Road	1,003	3	09/11/2019	08/11/2020	£9,000
342A Wellingborough Rd	602	2	25/11/2019	24/11/2020	£6,750
344A Wellingborough Road	602	2	24/07/2019	23/07/2020	£6,750
346A Wellingborough Road	580	2	01/11/2019	31/10/2020	£6,600
Total	4203				£44,670

Contact owners sole agents:

Assembly CRE

020 3576 3331

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.

