



FOR SALE - RESIDENTIAL BLOCK INVESTMENT

Flats 49-65 High Street, Chellaston, Derby DE73 6TB

9 residential apartments producing an income of £54,074 per annum

Offers in excess of £950,000

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.
Commercial Real Estate

Flats 49-65 High Street, Chellaston, Derby DE73 6TB

9 residential apartments producing an income of £54,074 per annum



Location

The subject property is located in the suburban village of Chellaston, on the Southern outskirts of Derby. It has a population of just over 15,000 according to the latest census and is a predominately residential area. It has good access to the Derby Southern Bypass which is approximately 1,000 metres away from the property.

Description

There are 9x2 bedroom + box room, duplex apartments which are accessed by a staircase at the side of the building, leading up to a rear walkway. To the front of 5 of the flats are balconies overlooking the high street and to the rear of the building is a parking area which is on a first come first served basis.

Price

Offers in excess of £950,000 (nine hundred and fifty thousand pounds) for the 999 long leasehold interest.

This represents a low capital value of £134.93 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	Bedrooms	Size	Lease start	Lease end	Rent	ERV
49-65 High Street, Chellaston, Derby	2+box room	757	05-Jun-16	04-Dec-17	£7,140	£7,350
49-65 High Street, Chellaston, Derby	2+box room	757	20-Jul-20	19-Jul-22	£7,140	£7,350
49-65 High Street, Chellaston, Derby	2+box room	757	23-Jun-20	22-Jun-22	£7,140	£7,350
49-65 High Street, Chellaston, Derby	2+box room	757	15-May-21	14-May-23	£7,140	£7,350
49-65 High Street, Chellaston, Derby	2+box room	757	24-Feb-21	20-Dec-22	£7,140	£7,350
49-65 High Street, Chellaston, Derby	2+box room	757	11-Nov-16	10-Jun-17	£7,140	£7,350
49-65 High Street, Chellaston, Derby	2+box room	757	N/A	N/A	N/A	£7,350
49-65 High Street, Chellaston, Derby	2+box room	757	05-Apr-22	04-Apr-24	£4,094	£7,350
49-65 High Street, Chellaston, Derby	2+box room	757	10-Aug-20	09-Aug-22	£7,140	£7,350
Total					£54,074	£66,150

Contact owners sole agents:

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

Kevin Neun

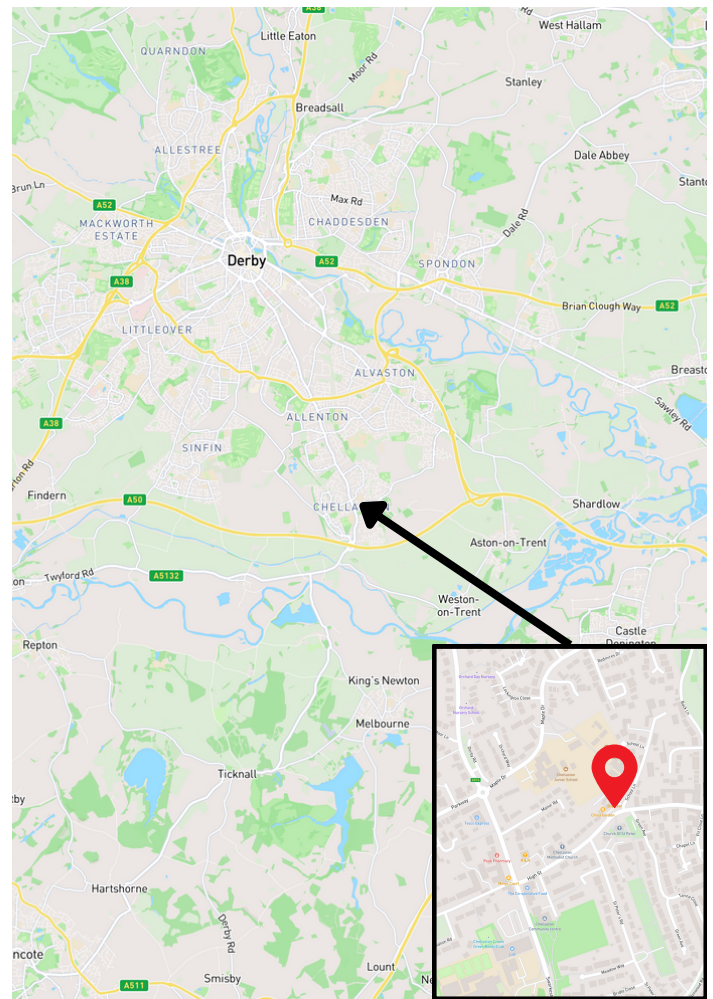
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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

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.