



FOR SALE - RESIDENTIAL BLOCK INVESTMENT

44-56 Aldwick Road, Bognor Regis PO21 2PN

4 residential apartments let on AST's producing an income of £36,900 per annum

Offers in the region of £600,000

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.
Commercial Real Estate

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Location

The block is located on Aldwick Road in the town centre of Bognor Regis, the seaside resort in West Sussex, circa 56 miles South West from London. Transport links for the property are excellent, with Bognor Regis Station located approximately 15 mins walk away from the property.

Notable sites/operators nearby include: Tesco Express, Bognor Regis Sailing Club, Royal Norfolk Hotel, Marine Park Gardens, Swansea Gardens Tennis and Bowls, as well as The High Street, which hosts a number of national retailers.

Description

The flats are accessed via the front of the building and are arranged over first and second floors. Some of the flats have been inspected and are in a reasonable state of repair.

Price

Offers in the region of £600,000 (Six hundred thousand pounds) for the 999 long leasehold interest. ***This represents a low capital value of £232.46 psf.***

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	Beds	Size	Lease start	Lease end	Rent
Flat 2, 44a Aldwick Road, Bognor Regis	2	683	06/05/2017	22/05/2019	£9,300
Flat 2, 46a Aldwick Road, Bognor Regis	2	658	01/04/2017	24/03/2019	£8,700
Flat 1, 48a Aldwick Road, Bognor Regis	2	569	01/04/2017	10/03/2019	£9,600
Flat 2, 50a Aldwick Road, Bognor Regis	2	671	14/08/2020	13/08/2021	£9,300
Total					£36,900

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.