



Residential Investment

1 Yarm Lane, Stockton-on-Tees TS18 3DR

- Five Separate Self Contained Flats
- Rental Income £43,840.68 per annum
- Consisting 1 x 5 Bedroom Flat & 4 x 3 Bedroom Flats
- Substantial Three Storey Corner Property
- Prominent Town Centre Position
- Excellent Investment Opportunity
- All Flats Let to Mears Group

Auction Guide Price: £375,000 +

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The property is located on the corner of Bridge Road and Yarm Lane, Stockton-on-Tees. Yarm Lane provides access into Stockton town centre and therefore has excellent footfall. The town had an estimated population of 84,318 in 2011. It is part of the Teesside built-up area, on the northern banks of the River Tees.

The Premises

A substantial three storied building occupying a corner plot, consisting 5 separate flats. All flats are tenanted by Mears Group on various lease lengths.

Description

Flat No	Description	Lease	Rent
Flat 1	5 Bed Flat	5 years from 05/05/2020	£13,541.04
Flat 2	3 Bed Flat	5 years from 03/10/2024	£7,773.96
Flat 3	3 Bed flat	5 years from 09/03/2021	£8,086.08
Flat 4	3 Bed flat	5 years from 17/10/2024	£7,088.64
Flat 5	3 Bed flat	5 years from 17/06/2020	£7,350.96
Total			£43,840.68

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Council Tax Band

TBC

Auction Guide Price

£375,000 +

EPC Rating

Flat 1 - C

Flat 2 - B

Flat 3 - C

Flat 4 - C

Flat 5 - C

Viewing

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Auction

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Legal Pack

For a full legal pack on this property please contact: The Agents
Property Auction: 01661 831360

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000 +VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

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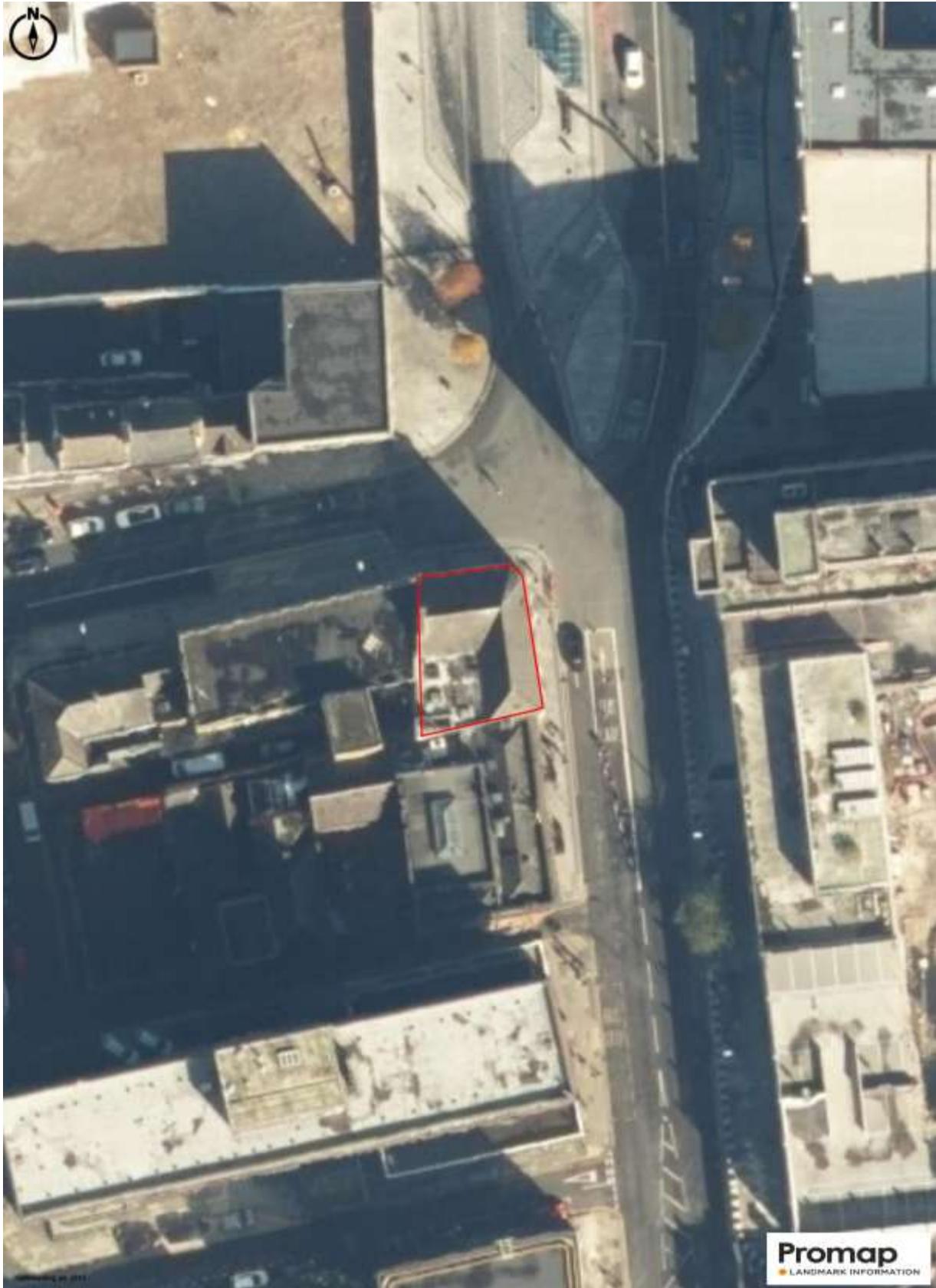
Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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