# FOR SALE:- Offers in the Region of £225,000 53 Worsall Road, Yarm, Stockton on Tees, TS15 9EB

**Residential Investment: 3 Flats. Gross Income £18,900pax** 

# **COMMERCIAL** COMMERCIAL CHARTERED SURVEYORS & PROPERTY CONSULTANTS







# SITUATION/LOCATION

The property occupies a generous corner plot on the junction of Worsall Road and Turton Road in a predominantly residential neighbourhood situated approximately 1 mile from Yarm High Street. Yarm is an affluent and sought after market town nestled on the banks of the River Tees approximately 4 miles south of Stockton, 7 miles west of Middlesbrough and 8 miles east of Darlington. The High Street is well represented incorporating a diverse variety of business occupiers including niche retailers and professional services amongst and a range of bars, restaurants and eateries. Yarm is well served for transport links across the region with swift access to A66, A19 and A1(M).

# DESCRIPTION

End terrace residential investment property comprising three flats with garage and garden.

The property is of traditional brick construction held beneath a multi pitched clay pan tile covered roof with flat section to rear.

The property has been converted to provide 2 x ground floor flats and 1 x first floor flat. Each flat is one bedroom incorporating kitchen and bathroom. The flats are each separately accessed and separately served for utilities heated by way of a gas fired central heating system.

Externally there is a detached garage, block paved paring area for approximately 3 cars together with an enclosed garden laid to lawn.

#### TENURE Freehold

## ACCOMMODATION

Flat	Description	Size (m2)	Rent (PCM)	Rent (PA)	EPC
53A	GF 1 Bed	29	£500	£6,000	С
53B	FF 1Bed	35	£575	£6,900	С
53C	GF 1Bed	28	£500	£6,000	С
ТОТ			£1,575	£18,900	

# (Agents Note: Sizes taken from EPC's)

#### **INVESTMENT ANALYSIS:-**

A purchase at the Asking Price reflects a net initial yield of 8.2% after assuming standard purchasers costs at 2.47%

## **COUNCIL TAX**

We are advised by our client that each flat falls within Council Tax Band A.

# VAT

We are advised by our client that VAT is not applicable to the purchase price.

# VIEWING

Strictly by appointment only through agents.



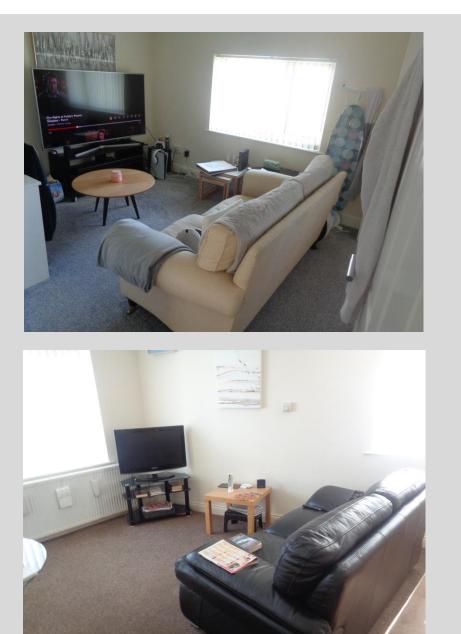




## 18 St Cuthberts Way Darlington, County Durham DL1 1GB Telephone: 01325 466945

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