

Residential Investment Portfolio

Doncaster, South Yorkshire

- 10 houses
- Potential for rent increases
- Fully let
- B & C EPC ratings

FOR SALE



RICS

the mark of
property
professionalism
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4 Sidings Court, Doncaster DN4 5NU



LOCATION

All properties are located within suburbs of Doncaster in established residential areas in Rossington, Auckley and Armthorpe.

DESCRIPTION

The portfolio is being sold as one lot and is **not** held in a Special Purchase Vehicle (SPV) or Limited Company.

RENTAL INCOME

Each property is let on an Assured Shorthold Tenancy (AST) agreement (copies of which are available on request) and the total current rent being paid is **£87,420 per annum**.

We believe all the properties have scope for a rental increase by c.10% and bringing the total annual rent roll to **c.£96,000 per annum** (buyers should make their own market assessment as to where they believe current rental values lie for each property).

PRICE

We are instructed to seek offers in the region of **£1,457,000** (ONE MILLION FOUR HUNDRED AND FIFTY SEVEN THOUSAND POUNDS) for the freehold interest in all ten properties and subject to the occupational tenancies.

A purchase at this level reflects a **Gross Initial Yield of 6%** and a **Gross Reversionary Yield** (based on the above assessment of where the rents could be) **of 6.6%**.

ENERGY PERFORMANCE CERTIFICATE (EPC)

8a Limetree Crescent – B83,
8b Limetree Crescent – B85,
8c Limetree Crescent – B85,
8d Limetree Crescent – B84,
1 Walnut Avenue – C71,
1a Walnut Avenue – B83 (expired),
Willow Lodge – B83 (expired),
64a Paxton Crescent – B81 (expired),
64b Paxton Crescent – B81 (expired),
29b Briar Road – B84

(PLEASE NOTE WHERE THE EPC HAS EXPIRED THESE ARE BEING UPDATED AND WE ANTICIPATE THEM BEING A; 'B' OR 'C' RATING).

AML

In accordance with the Money Laundering Regulations prospective purchasers will be asked to produce identification of the intended purchaser and other documentation to support any offers submitted to the vendors.

ACCOMMODATION

| Address | Beds | Rent (pcm) |
|----------------------|------|---------------|
| 8a Limetree Crescent | 3 | £750 |
| 8b Limetree Crescent | 3 | £750 |
| 8c Limetree Crescent | 3 | £750 |
| 8d Limetree Crescent | 3 | £750 |
| 1 Walnut Avenue | 2 | £635 |
| 1a Walnut Avenue | 3 | £750 |
| Willow Lodge | 3 | £750 |
| 64a Paxton Crescent | 3 | £750 |
| 64b Paxton Crescent | 3 | £750 |
| 29b Briar Road | 2 | £650 |
| Total | | £7,285 |

INSPECTIONS & FURTHER INFORMATION

Viewings are strictly by prior appointment with the sole agents:

Jason Barnsdale MRICS
Barnsdales - Chartered Surveyors
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jason@barnsdales.co.uk



Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.