## lot 6

### address:

21-21a Constable Road, Felixstowe IP11 7HN

### \*quide price:

£250,000 - £275,000

#### tenure:

Freehold

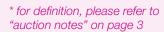
### open viewing:

Sat 21 Nov 10:00 - 11:00 Tue 24 Nov 12:00 - 13:00

### solicitor:

Mr Gerry Lewis Gudgeons Prentice Solicitors Buttermarket Stowmarket IP14 1ED

**EPC:** TBC







# **Exceptionally high yield...**

## tenanted residential investment

We are delighted to offer for sale this fully compliant, established high-yielding investment opportunity, situated in a good residential area just off Felixstowe town centre.

The freehold comprises of 12 letting units with their own kitchenettes, which each include a small oven, sink and refrigerator. Also within the building are 4 shared bathroom facilities, a small office and the basement has been fitted out as a gym for use by the residents.

The property is seen to be well-maintained and benefits from replacement uPVC sash style windows throughout.

Included within the freehold is the reversionary interest in the ground floor laundrette which has been sold on a long lease providing a peppercorn rent.

### tenancies

These are held on licences at a rent of £66 per week. Over the last 12 months, the Vendors can demonstrate 80% occupancy. Full details can be found in the Legal Pack.

### historic yield pa:

Nov '13 - Oct '14 £26,761 Nov '14 - Oct '15 £32,500

### potential yield pa:

£41,184 - 16.47% (at low Guide)