



**93 High Street South, Rushden
NN10 0RA
Price £500,000 Freehold**

A great opportunity to purchase a block of five long-term LET apartments in a very convenient location towards the south side of the Town (FOUR x 1 bedroom and ONE x 2 bedroom). A rare opportunity to acquire a BLOCK of apartments and the FREEHOLD, with all 5 apartments being LET. Current income of £32,940 per annum (a 6.58% return at £500,000), therefore representing a perfect buy to let proposition. Floorplans available soon. Please contact James Coles, Branch Manager for further information.

- A block of five long-term LET apartments and the freehold
- A rare opportunity to acquire a BLOCK of apartments and the FREEHOLD
- Represents a perfect buy to let proposition
- Energy Ratings - See Paragraph below
- FOUR x 1 bedroom and ONE x 2 bedroom apartments
- Current income of £32,940 per annum
- Floorplans available soon
- Convenient location towards the south side of the Town
- A 6.58% return at £500,000
- Please contact James Coles, Branch Manager for further information



Energy Efficiency Ratings

Energy Efficiency Ratings, Certificate Numbers and Expiry Dates:

Apartment 1: D66 - Certificate Number: 9188-6036-6247-6090-9250 - Valid Until: 17 March 2030

Apartment 2: C71 - Certificate Number: 9388-8040-6277-6380-3200 - Valid Until: 17 March 2030

Apartment 3: E43 - Certificate Number: 8004-2366-0829-0526-4963 - Valid Until: 25 January 2026

Apartment 4: C74 - Certificate Number: 0350-2403-6220-2427-2421 - Valid Until: 26 February 2033

Apartment 5: D63 - Certificate Number: 3632-8327-4100-0639-4292 - Valid Until: 11 March 2032

N.B

All 5 apartments are let on assured, shorthold tenancy agreements. A 5 tenants in residence are well settled and have no desire to leave:

Apartment 1 - currently let at £515.00pcm. Been in residence for 7 years.

Apartment 2 - currently let at £515.00pcm. Been in residence for 15 years.

Apartment 3 - currently let at £625.00pcm.

Apartment 4 - currently let at £595.00pcm.

Apartment 5 - currently let at £495.00 pcm. Been in residence for 12.5 years.

Current rental income of £2,745.00pcm

Current rental income of £32,940.00 per annum

