



**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. 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

Further Information

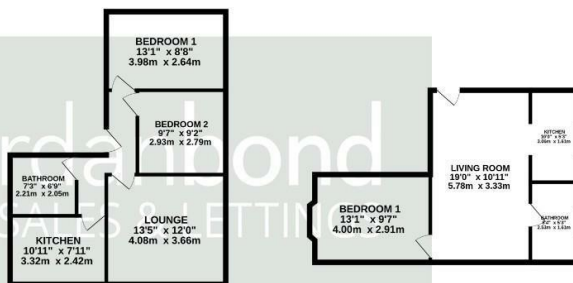
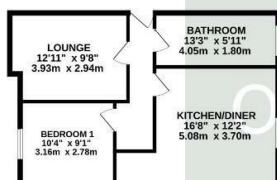
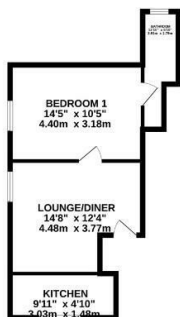
Communal areas, accessed from a main front access on High Street South and a rear access off Albion Place also.

Communal corridors and access to all floors and all 5 apartments.

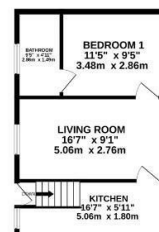
Externally, to the rear, there is a covered terrace area, garden area and drive, providing off-road parking facilities for a couple of vehicles. If the drive / garden area was reconfigured, parking for all 5 apartments could be created.

Out of respect for the tenants, no internal photographs are being used as part of our marketing.

GROUND FLOOR
938 sq.ft. (87.3 sq.m.) approx.



FIRST FLOOR
359 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 2302 sq.ft. (213.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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