







### **The building..**

A triple bay fronted, Victorian property providing vast accommodation split into eight apartments. Seven one bedroom and one two bedroom duplex. Each flat has contemporary fitted kitchens, a spacious and nicely appointed shower room and tasteful decor throughout. Externally there is parking provided for the block to the rear.

### **The location**

Situated on Northumberland Street, a street rich with high end trades such as solicitor offices and a short walk off Morecambe Promenade and the imperious sunsets that provides. A wealth of local amenities are nearby including shops, cafes, restaurants, the Midland Hotel and even amusement arcades and bingo.

### **The situation**

The current owner did a relatively recent overhaul on the building and it is now a fully occupied investment vehicle. All eight apartments are occupied with fully vetted tenants and the return is circa £47,000 gross per annum showing an 8% plus return.

### **Services**

The property is serviced with electric (all apartments have electric heating), mains water and drainage. The apartments have all been given their own meters.

### **Tenure**

The current owner is selling the whole building as a freehold, ongoing concern.

### **Council Tax**

n/a

### **Viewings**

Strictly by appointment with Houseclub Estate Agents.

### **Energy Performance Certificate**

A commercial EPC has been issued with a C rating - ask our office for a copy if required.

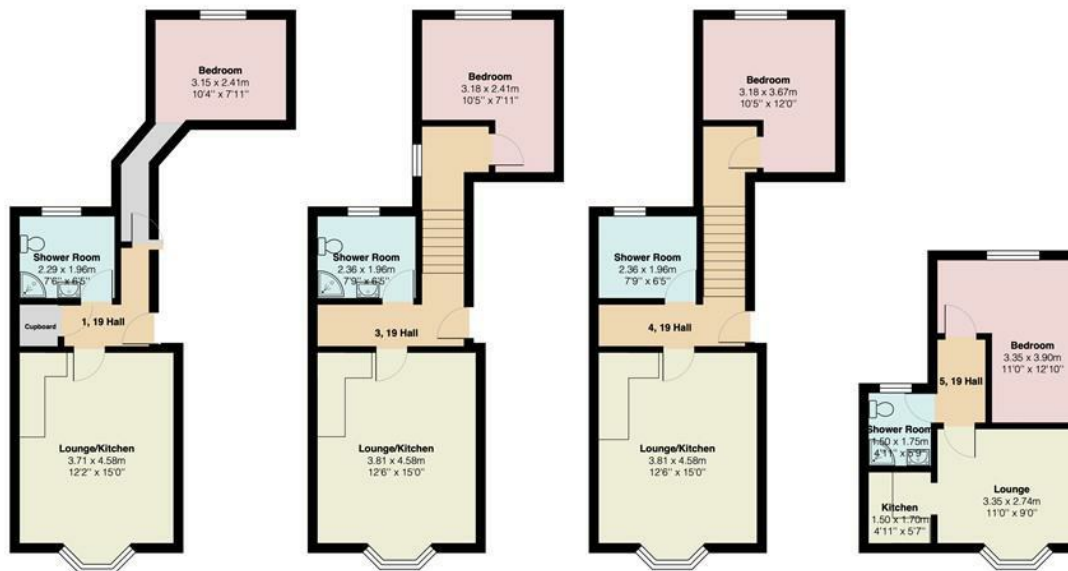












HOUSECLUB  
ESTATE AGENCY

Floor plans are for illustration purposes only and should not be used for architectural plans or designs

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	67	67

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