



2-8 Winston Drive

Eston, Middlesbrough, TS6 9LY

Auction Guide £500,000

Guide Price £500,000+

Moovd Online Property Auctions are delighted to offer For Sale via Option A - Unconditional Online Auction on 25th July 2024 this FULLY LET, mixed use portfolio, with land, in the ever popular village of Eston, on the outskirts of Middlesbrough.

This is a ONCE IN A LIFETIME opportunity to buy a fantastic, well maintained, FULLY LET mixed use portfolio with the addition of land to the rear with previous planning permission passed.

The building offered, consists of four ground floor commercial units, Number 2 an Office unit, let at £8,340 per annum. Number 4 a Café, let at £5,700 per annum. Number 6 a Hairdresser let at £5,700 per annum. Finally, Number 8 a Hardware Shop let at £6,900 per annum. To first floor are four flats, consisting of 2a, a two-bedroom flat let at £5,100 per annum. Number 4a a one-bedroom flat let at £5,220 per annum. Number 6a three-bedroom flat let at £5,100 per annum. Number 8a a two-bedroom flat let at £5100 per annum.

Thus creating a total income of £47,160 per annum or a yield of 9.43% against the advertised Guide Price.

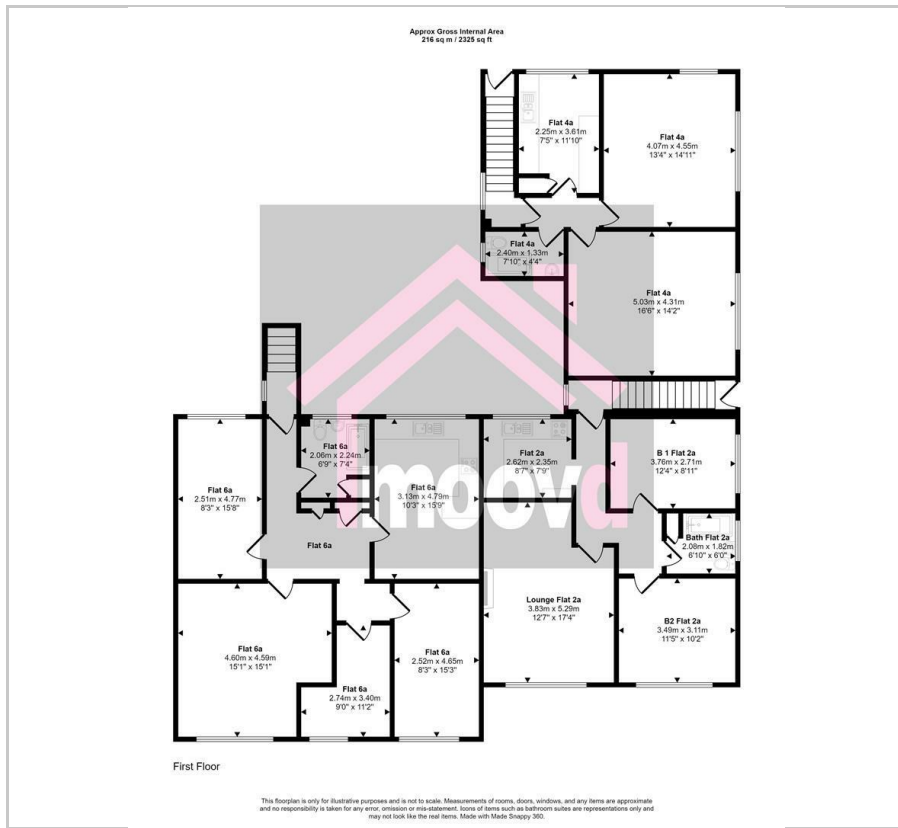
Additionally, alongside the properties is a substantial large plot of land, to the rear, that has lapsed planning permission, for four, three-bedroom dormer bungalows (previous lapsed plans attached within the legal pack).

An internal viewing is considered a must and strictly by appointment only.

- Offered For Sale via Option A - Unconditional Online Auction
- 25th July 2024
- FULLY LET PORTFOLIO
- X4 Flats, X4 Commercial Units & Land
- Fantastic investment opportunity
- INTERESTED? VIEW ME!



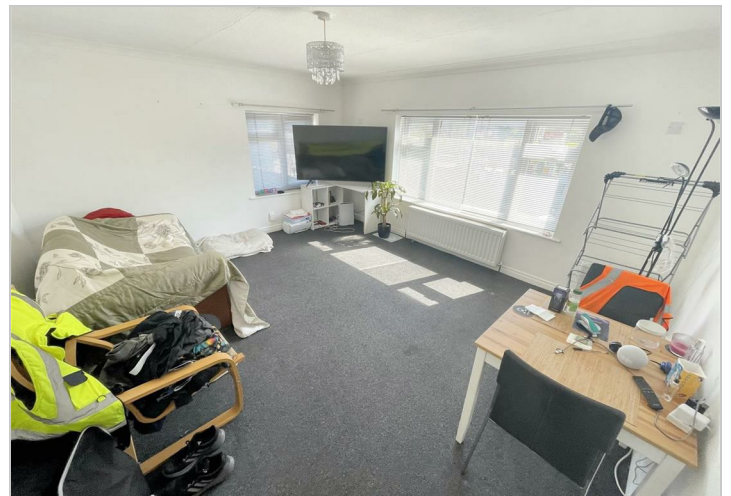
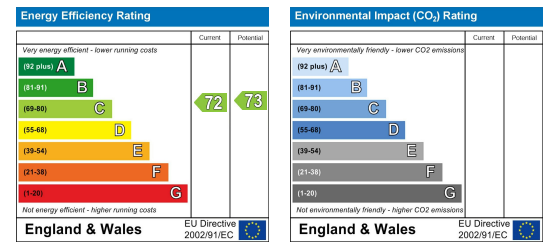
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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