

Doncaster – 148A Shadyside, Hexthorpe DN4 0DG
Freehold Residential Block of 7 Supported Living Apartments Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Doncaster – 148A Shadyside, Hexthorpe DN4 0DG

Freehold Residential Block of 7 Supported Living Apartments Investment



Investment Consideration:

- Purchase Price: £795,000
- Gross Initial Yield: 8.13%
- Rental Income: £64,655 p.a.
- VAT is NOT applicable to this property
- Entire block let until 2038. No breaks. Fixed rental uplift of 1.5% annually.
- Comprises residential block of 7 x 1-bed supported living apartments (Class C3)
- Situated within 1.1 mile from Doncaster Train Station and Town Centre with retail occupiers nearby including Fish n Chips, Convenience Store, Pharmacy and others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 1 (Ground Floor)	Total area: 39 sq m (420 sq ft) Open Plan Studio, Kitchen, Dining, Bathroom	Inicio Group Ltd	15 Years from 28 June 2023	£64,655	Note 1: FRI Note 2: No breaks Note 3: Fixed rental uplift of 1.5% annually
Flat 2 (Ground Floor)	Total area: 41 sq m (441 sq ft) Open Plan Studio, Kitchen, Dining, Bathroom				
Flat 3 (Ground Floor)	Total area: 49 sq m (527 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom				
Flat 4 (Ground Floor)	Total area: 67 sq m (721 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom				
Flat 5 (First/Second Floor)	Total area: 64 sq m (689 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom				
Flat 6 (First/Second Floor)	Total area: 65 sq m (700 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom				
Flat 7 (First/Second Floor)	Total area: 65 sq m (700 sq ft) 1 Bedroom, Kitchen/Living Room, Bathroom				
			Total	£64,655	

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Property Description:

Comprises two-storey residential block of 7 x 1-Bed socially rented supported living apartments (Class C3). The property was newly converted in 2022 and benefits from 4 car parking spaces, bike storage, managers offices and large outdoor communal area, providing the following accommodation and dimensions:

Ground Floor: 196 sq m (2,109 sq ft)

Flat 1: 39 sq m (420 sq ft)

Open Plan Studio, Kitchen, Dining, Bathroom

Flat 2: 41 sq m (441 sq ft)

Open Plan Studio, Kitchen, Dining, Bathroom

Flat 3: 49 sq m (527 sq ft)

1 Bedroom, Kitchen/Living Room, Bathroom

Flat 4: 67 sq m (721 sq ft)

1 Bedroom, Kitchen/Living Room, Bathroom

First/Second Floor: 204 sq m (2,196 sq ft)

Flat 5: 64 sq m (689 sq ft)

1 Bedroom, Kitchen/Living Room, Bathroom

Flat 6: 65 sq m (700 sq ft)

1 Bedroom, Kitchen/Living Room, Bathroom

Flat 7: 65 sq m (700 sq ft)

1 Bedroom, Kitchen/Living Room, Bathroom

2 Offices: 10 sq m (107 sq ft)

Total GIA: 400 sq m (4,307 sq ft)



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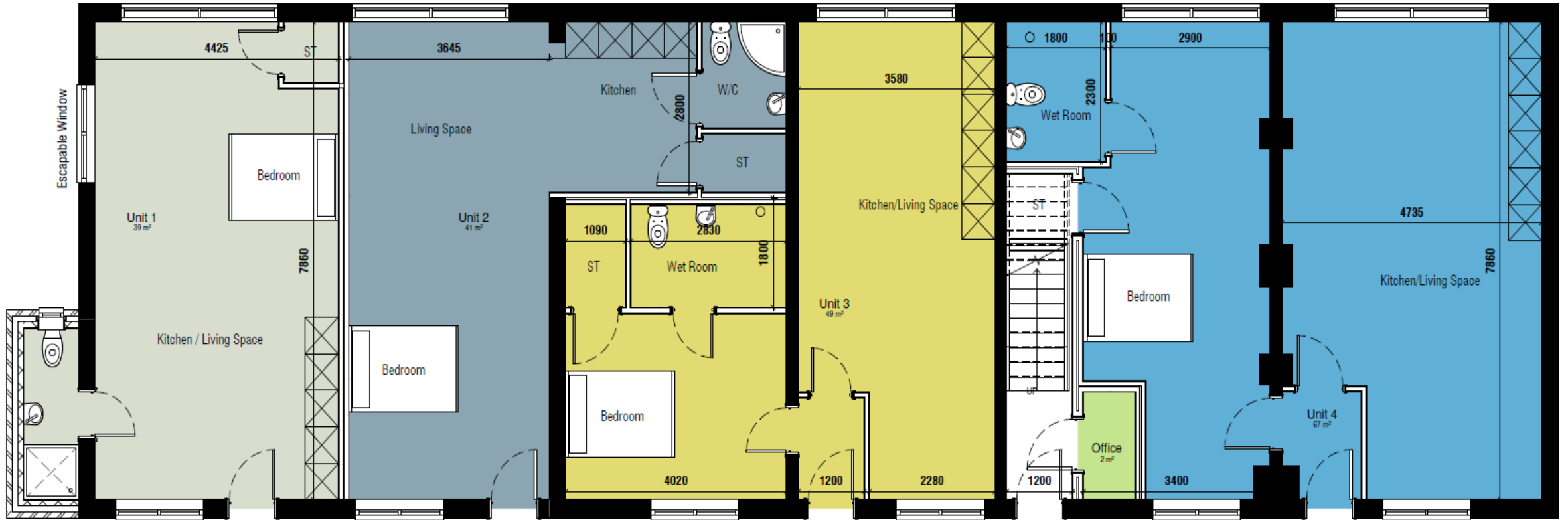
Tenancy:

The entire property is at present let to Inicio Group Ltd for a term of 15 Years from 28th June 2023 at a current rent of £64,655 p.a. and the lease contains full repairing and insuring covenants. No breaks. Fixed rental uplift of 1.5% annually.



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Ground Floor Plans

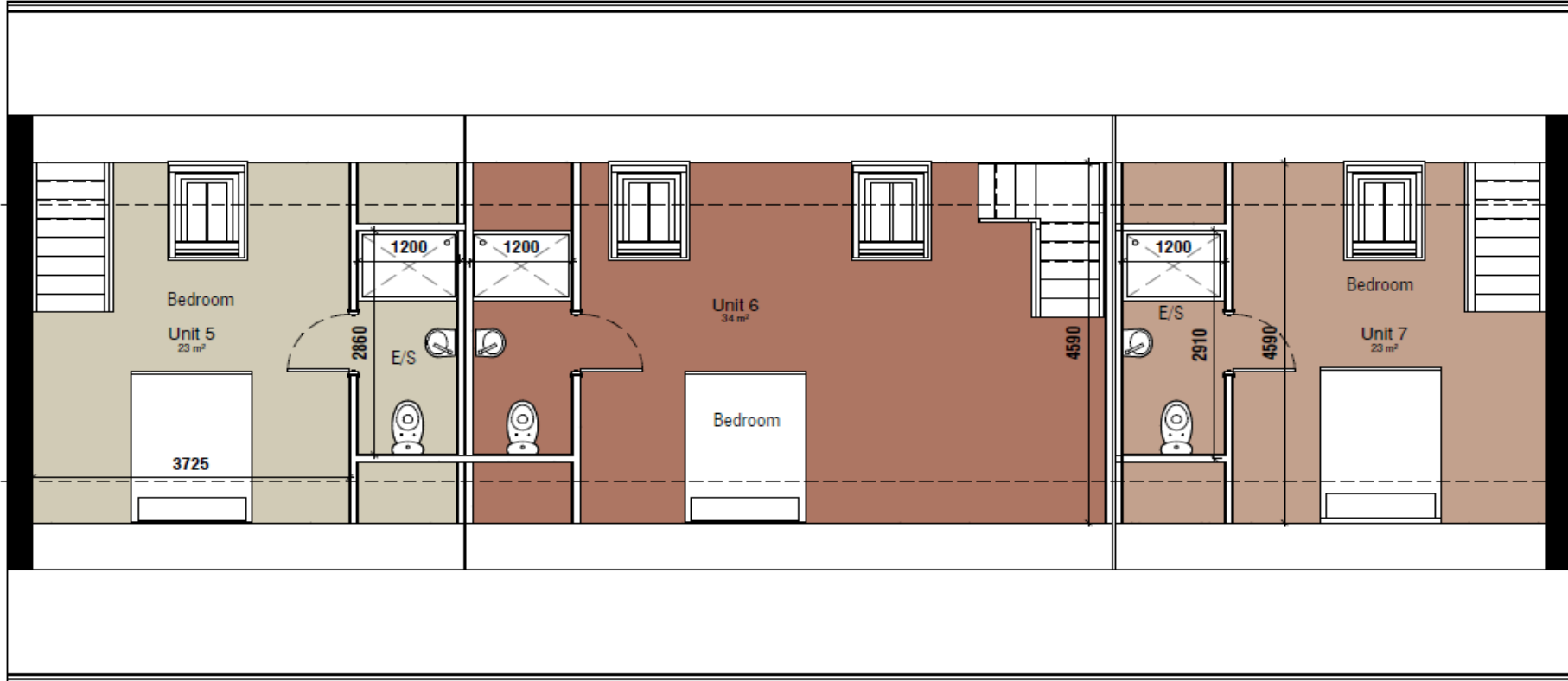
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First Floor Plans

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Second Floor Plans

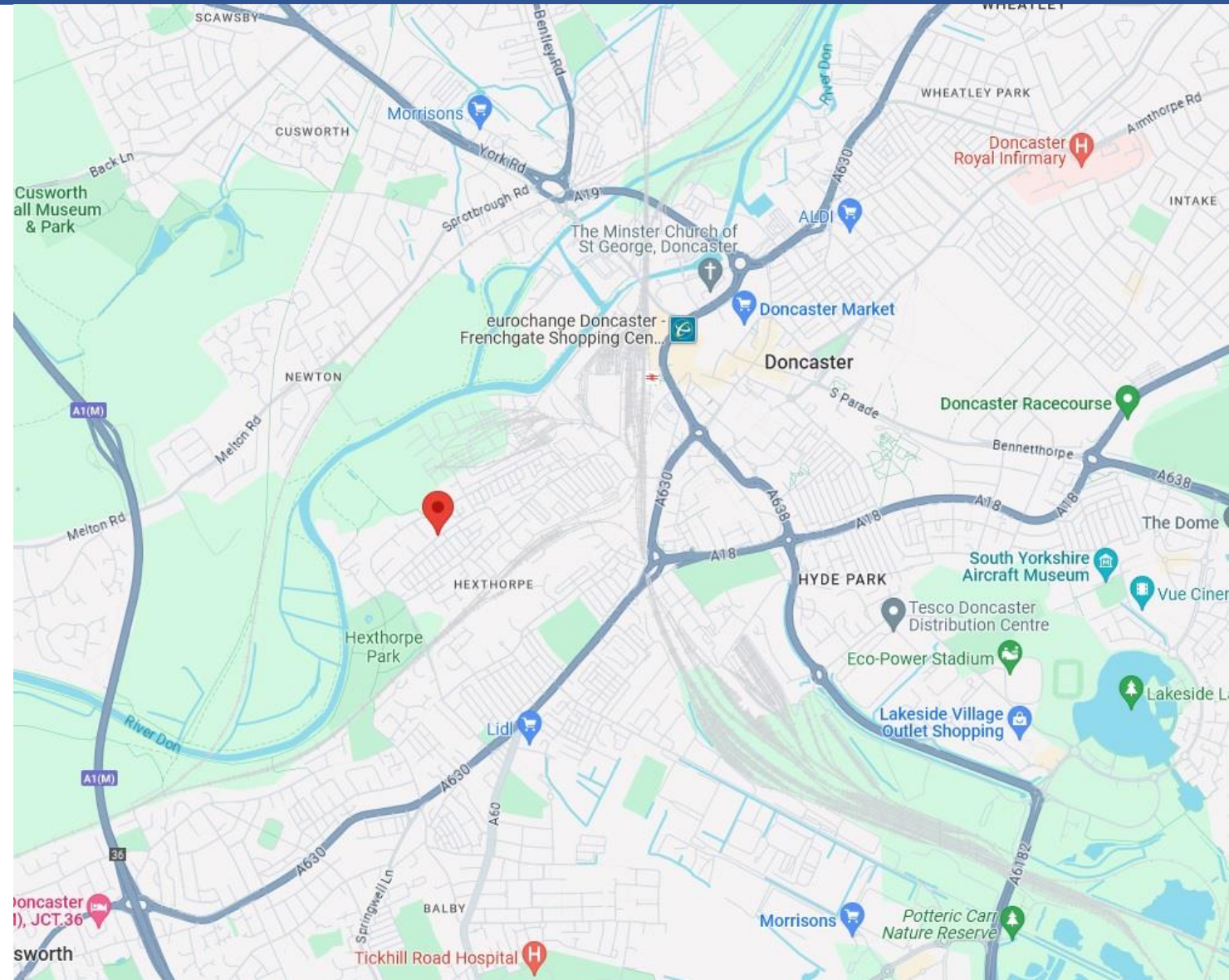
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Location:

Doncaster is a large minster city in south Yorkshire and has a population of over 127,000, but the Metropolitan Borough of Doncaster, which it is part of, has over 300,000. Doncaster has been enjoying some major regeneration projects in recent years, including a new cultural quarter, the train station is being transformed, a new central library and museum are in the works and the popular Lakeside area is being revamped. The property is situated within 1.1 mile from Doncaster Train Station and Town Centre. Occupiers nearby include Fish n Chips, Convenience Store, Pharmacy and others.



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Contacts:

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