

Doncaster - The Horse & Jockey, 154 St Sepulchre Gate West DN1 3AQ
Freehold Residential Block Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Freehold Residential Block Investment



Investment Consideration:

- Purchase Price: £1,250,000
- Current rental income: £82,820 p.a.
- Total ERV: £110,520 p.a. GIY: 8.84%
- VAT is NOT applicable to this property
- Comprises newly converted residential block of 5 apartments and 10-bedroom (12 person) fully licensed HMO
- Conversion included significant roof works, new windows, new boilers and full refurbishment of all units/areas
- Property benefits from rear yard and ancillary at basement
- Total gross internal area of 790 sq m (8,504 sq ft)
- Situated within 5 min walk from Doncaster Rail Station providing frequent direct services to London Kings Cross, Manchester, Leeds, Sheffield, York and many more.
- The city centre is undergoing a £300m regeneration programme covering retail, leisure and office spaces
- Retail occupiers within 5 minute walk include Sainsburys, Greggs, McDonalds, TK Maxx, Burger King and many more.



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Tenancies and Accommodation:

Property	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 1 (Ground Floor)	Individual	6 Months from 15 April 2024	£8,400	AST
Flat 2 (Ground Floor)	Individual	6 Months from 18 March 2024	£9,000	AST
Flat 3 (Ground Floor)	Individual	6 Months from 27 March 2024	£10,200	AST
Flat 4 (Ground Floor)	Individual	6 Months from 15 April 2024	£7,800	AST
Flat 5 (Ground Floor)	Vacant		ERV: £8,400	
Room 1 (First Floor)	Individual	6 Months from 30 March 2024	£6,720	AST
Room 2 (First Floor)	Vacant		ERV: £6,240	
Room 3 (First Floor)	Individual	6 Months from 18 March 2024	£6,240	AST

Property	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 4 (First Floor)	Vacant		ERV: £6,720	
Room 5 (First Floor)	Individual	6 Months from 17 April 2024	£7,200	AST
Room 6 (First Floor)	Individual	6 Months from 21 March 2024	£7,200	AST
Room 7 (First Floor)	Vacant		ERV: £6,240	
Room 8 (First Floor)	Individual	3 Months from 4 April 2024	£6,720	AST
Room 9 (First Floor)	Individual	6 Months from 1 May 2024	£6,720	AST
Room 10 (First Floor)	Individual	6 Months from 18 March 2024	£6,720	AST
Total ERV			£82,920 £110,520	

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Property Description:

The property comprises two-storey newly converted to a high standard residential block, consisting of 4 x 1-bed and 1 x 2-Bed Flats at ground floor and 10-bed (12 person) HMO at first floor. The property benefits from rear yard and basement, providing the following accommodation and dimensions:

Ground Floor: 329 sq m (3,541 sq ft)

- Flat 1 - 1 bedroom, open plan kitchen/living room, bathroom
- Flat 2 - 1 bedroom, open plan kitchen/living room, bathroom
- Flat 3 - 2 bedrooms, open plan kitchen/living room, bathroom
- Flat 4 - Studio, open plan kitchen/living room, bathroom
- Flat 5 - 1 bedroom, open plan kitchen/living room, bathroom

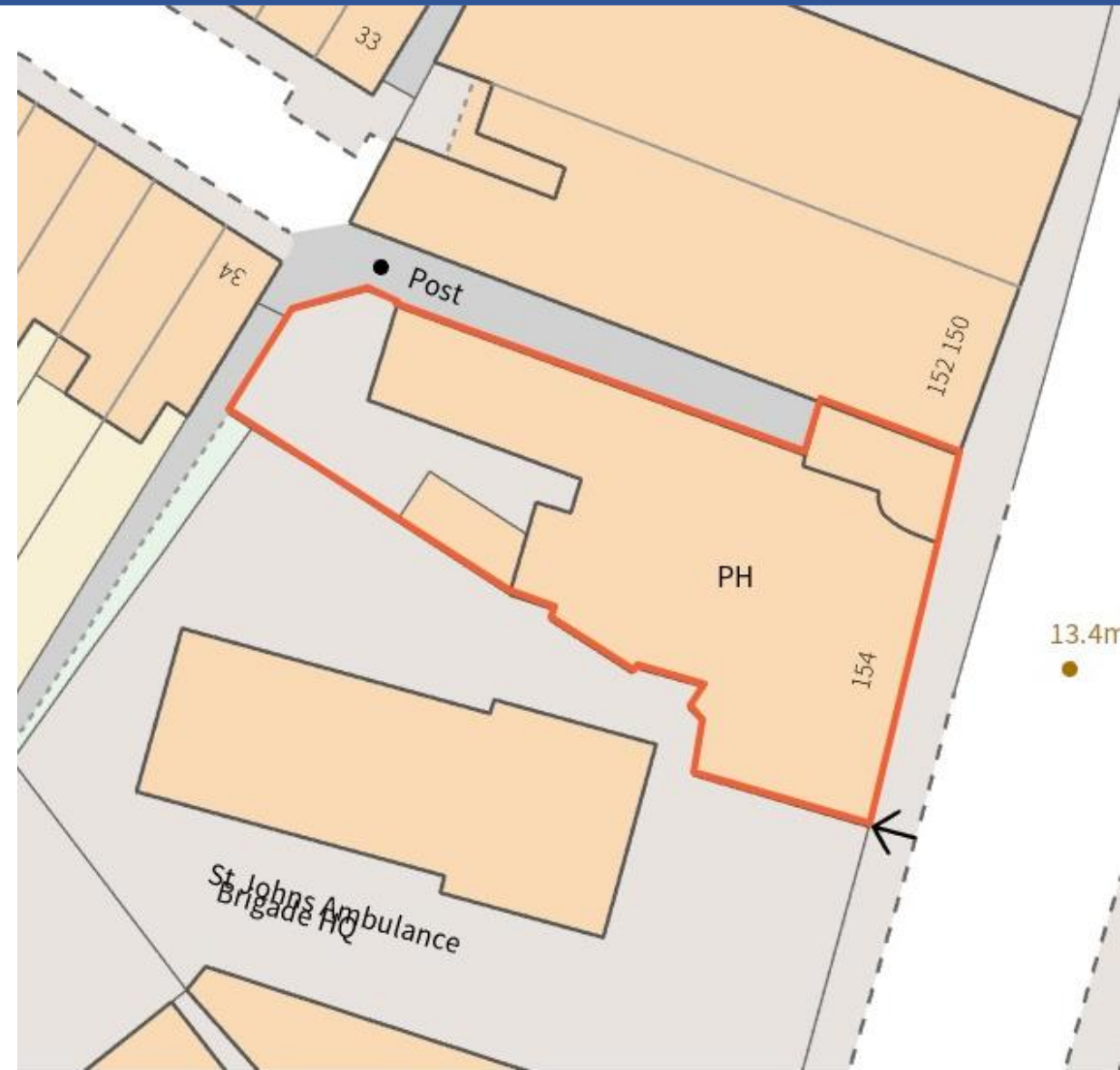
First Floor: 326 sq m (3,510 sq ft)

- 10 bedrooms (9 en-suite and 1 with private bathroom)
- 2 Communal kitchens with dining and a separate laundry room

Basement: 135 sq m (1,453 sq ft)

- 6 ancillary/storage rooms

Total GIA: 790 sq m (8,504 sq ft)



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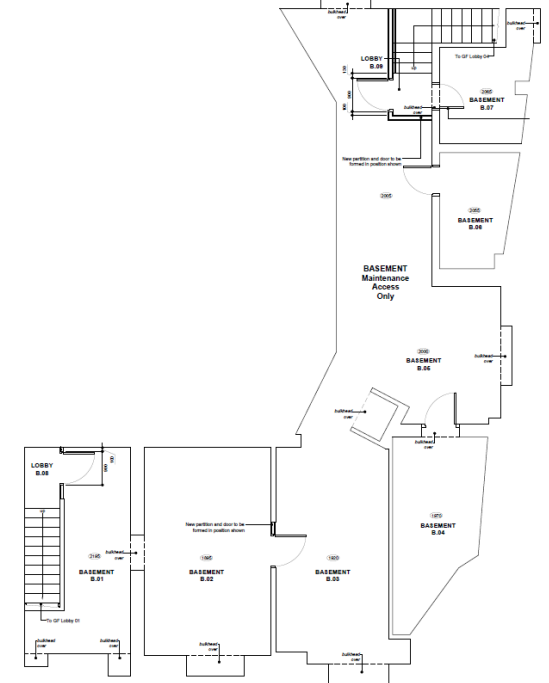
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Ground Floor



First Floor



Basement

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Tenancy:

Flat 1 is at present let on AST to an Individual for a term of 6 months from 15th April 2024 at a current rent of £8,400 per annum.

Flat 2 is at present let on AST to an Individual for a term of 6 months from 18th March 2024 at a current rent of £9,000 per annum.

Flat 3 is at present let on AST to an Individual for a term of 6 months from 27th March 2024 at a current rent of £10,200 per annum.

Flat 4 is at present let on AST to an Individual for a term of 6 months from 15th April 2024 at a current rent of £7,800 per annum.

Flat 5 is at present vacant. ERV: £8,400 per annum.

Room 1 is at present let on AST to an Individual for a term of 6 months from 30th March 2024 at a current rent of £6,720 per annum.

Room 2 is at present vacant. ERV: £6,240 per annum.

Room 3 is at present let on AST to an Individual for a term of 6 months from 18th March 2024 at a current rent of £6,240 per annum.

Room 4 is at present vacant. ERV: £6,720 per annum.

Room 5 is at present let on AST to an Individual for a term of 6 months from 17th April 2024 at a current rent of £7,200 per annum.

Room 6 is at present let on AST to an Individual for a term of 6 months from 21st March 2024 at a current rent of £7,200 per annum.

Room 7 is at present vacant. ERV: £6,240 per annum.

Room 8 is at present let on AST to an Individual for a term of 3 months from 4th April 2024 at a current rent of £6,720 per annum.

Room 9 is at present let on AST to an Individual for a term of 6 months from 1st May 2024 at a current rent of £6,720 per annum.

Room 10 is at present let on AST to an Individual for a term of 6 months from 18th March 2024 at a current rent of £6,720 per annum.

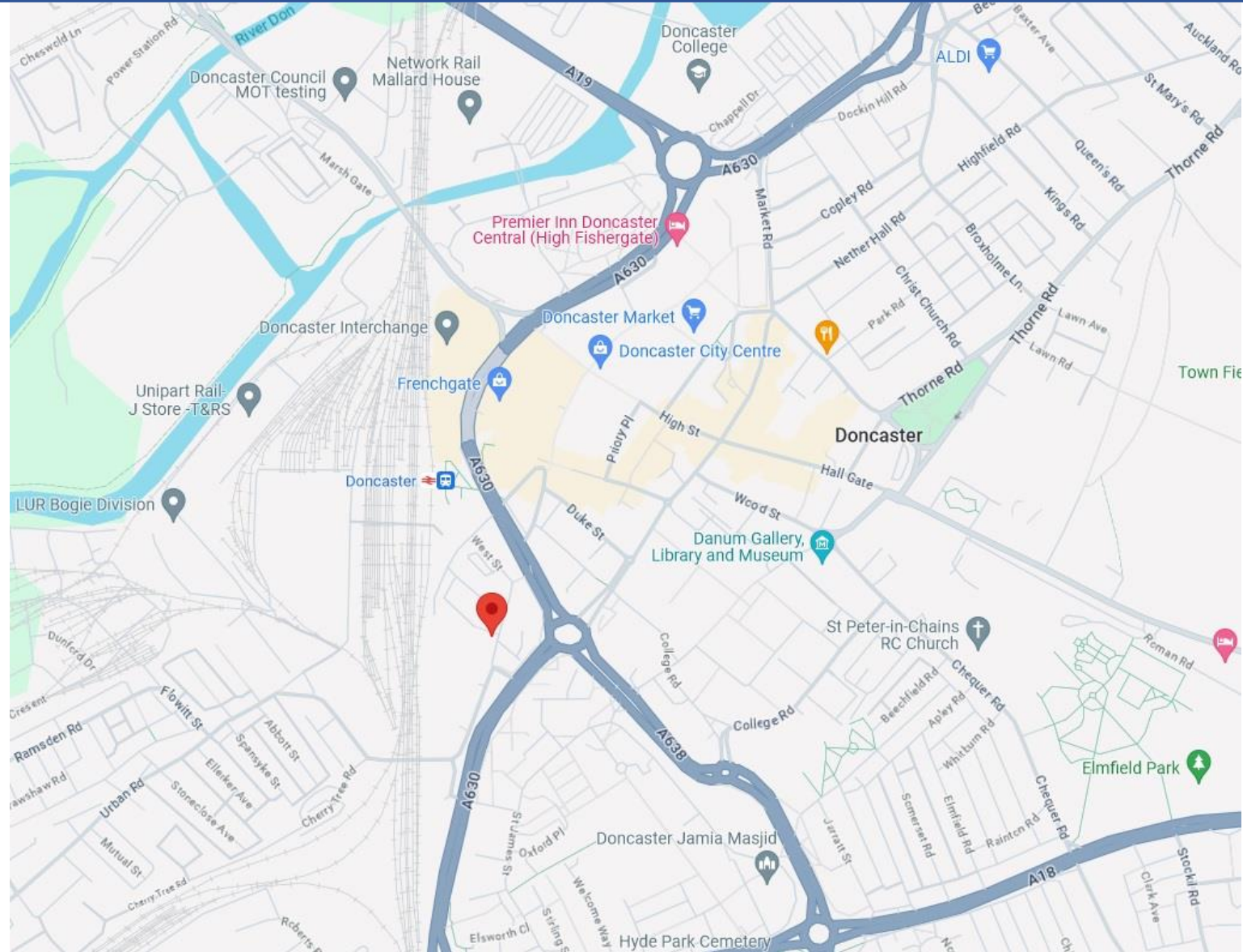
**All units benefit from reposit scheme instead of deposit held. With Reposit, landlords are protected for 8 week's worth of rent. 60% more than a cash deposit and the most cover offered by any deposit alternative on the market.*

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Location:

Doncaster is the administrative centre of the larger City of Doncaster and is the second largest settlement in South Yorkshire after Sheffield. The property is situated within 5 min walk from Doncaster Rail Station providing frequent direct services to London Kings Cross, Manchester, Leeds, Sheffield, York and many more. The city centre is undergoing a £300m regeneration programme covering retail, leisure and office spaces. Retail occupiers within 5-minute walk include Sainsburys, Greggs, McDonalds, TK Maxx, and Burger King, amongst many more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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