

Worthing - The Paragon, 9-10 Brunswick Road BN11 3NX
Freehold Residential Block Investment



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PROPERTY CONSULTANTS



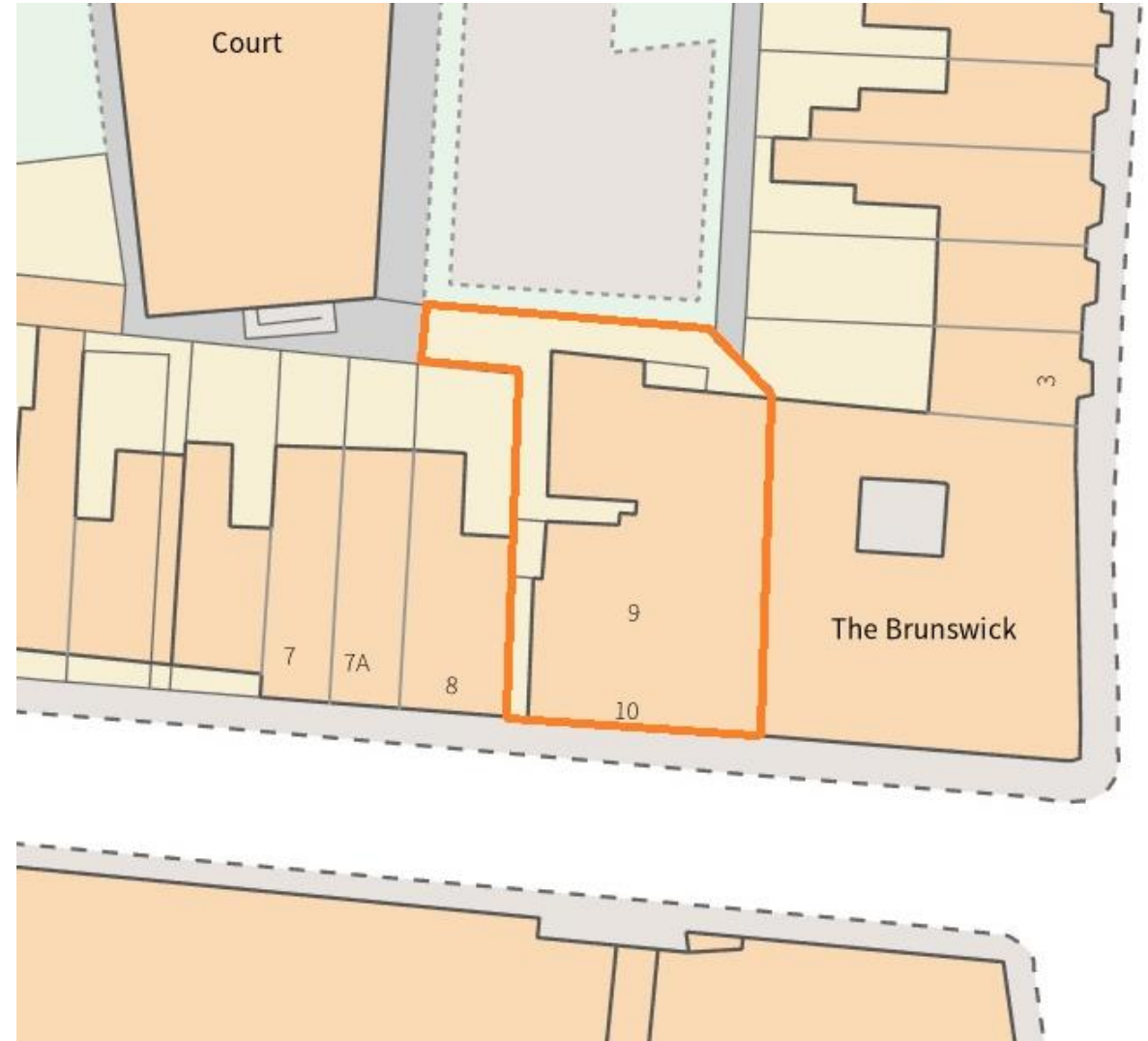
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Investment Consideration:

- Purchase Price: £1,050,000
- Gross Initial Yield: 5.17%
- Rental Income: £54,300 p.a.
- VAT is NOT applicable to this property
- Comprises residential block of 7 Flats (1 sold-off)
- Total GIA of 6 Flats: 305 sq m (3,281 sq ft)
- Situated within short walk from the seafront and local amenities including supermarket, cafes, restaurants, barber and many more
- Worthing Train Station is 0.8 miles away, providing direct and regular services to London Victoria, Brighton, Portsmouth and Southsea.



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Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 1 (First Floor)	Total area: 60 sq m (645 sq ft) 2 Bedrooms, kitchen, living room, bathroom	Individual	12 Months from 8 May 2023	£10,560	Note 1: AST Note 2: Deposit held of £923.07
Flat 2 (Ground Floor)	Total area: 40 sq m (430 sq ft) 1 Bedroom, kitchen, living/dining room, bathroom	Individual	6 Months from 14 January 2024	£10,200	Note 1: AST Note 2: Deposit held of £923
Flat 3 (Ground Floor)	Total area: 53 sq m (570 sq ft) 1 Bedroom, kitchen, living/dining room, bathroom, private garden	Individual	12 Months from 21 April 2023	£9,000	Note 1: AST Note 2: Deposit held of £750
Flat 4 (Ground Floor)	Total area: 31 sq m (334 sq ft) Studio, separate kitchen, bathroom, private garden	Individual	6 Months from 21 June 2019 (Holding over)	£6,900	Note 1: AST Note 2: Deposit held of £660
Flat 5 (First Floor)	Total area: 53 sq m (570 sq ft) 1 Bedroom, kitchen, living room, bathroom	Individual	12 Months from 28 November 2018 (Holding over)	£8,100	Note 1: AST Note 2: Deposit held of £875
Flat 6 (First/Second Floor)	Total area: 68 sq m (732 sq ft) 2 Bedrooms, kitchen, living room, bathroom	Individual	6 Months from 21 February 2020	£9,540	Note 1: AST Note 2: Deposit held of £900
Flat 7 (First Floor)	Sold Off	Individual	125 Years from 1 April 2021	Peppercorn	Note 1: FRI
Total				£54,300	

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Property Description:

Comprises residential block of 7 Flats (1 being sold-off). The flats include 3 x 1-Bed, 2 x 2-Bed and 1 x Studio). Two of the flats benefits from private gardens at rear and the property provides the following accommodation and dimensions:

Ground Floor:

Flat 2 - 40 sq m (430 sq ft)

1 Bedroom, kitchen, living/dining room, bathroom

Flat 3 - 53 sq m (570 sq ft)

1 Bedroom, kitchen, living/dining room, bathroom, private garden

Flat 4 - 31 sq m (334 sq ft)

Studio, separate kitchen, bathroom, private garden

First Floor:

Flat 1 - 60 sq m (645 sq ft)

2 Bedrooms, kitchen, living room, bathroom

Flat 5 - 53 sq m (570 sq ft)

1 Bedroom, kitchen, living room, bathroom

First/Second Floor:

Flat 6 - 68 sq m (732 sq ft)

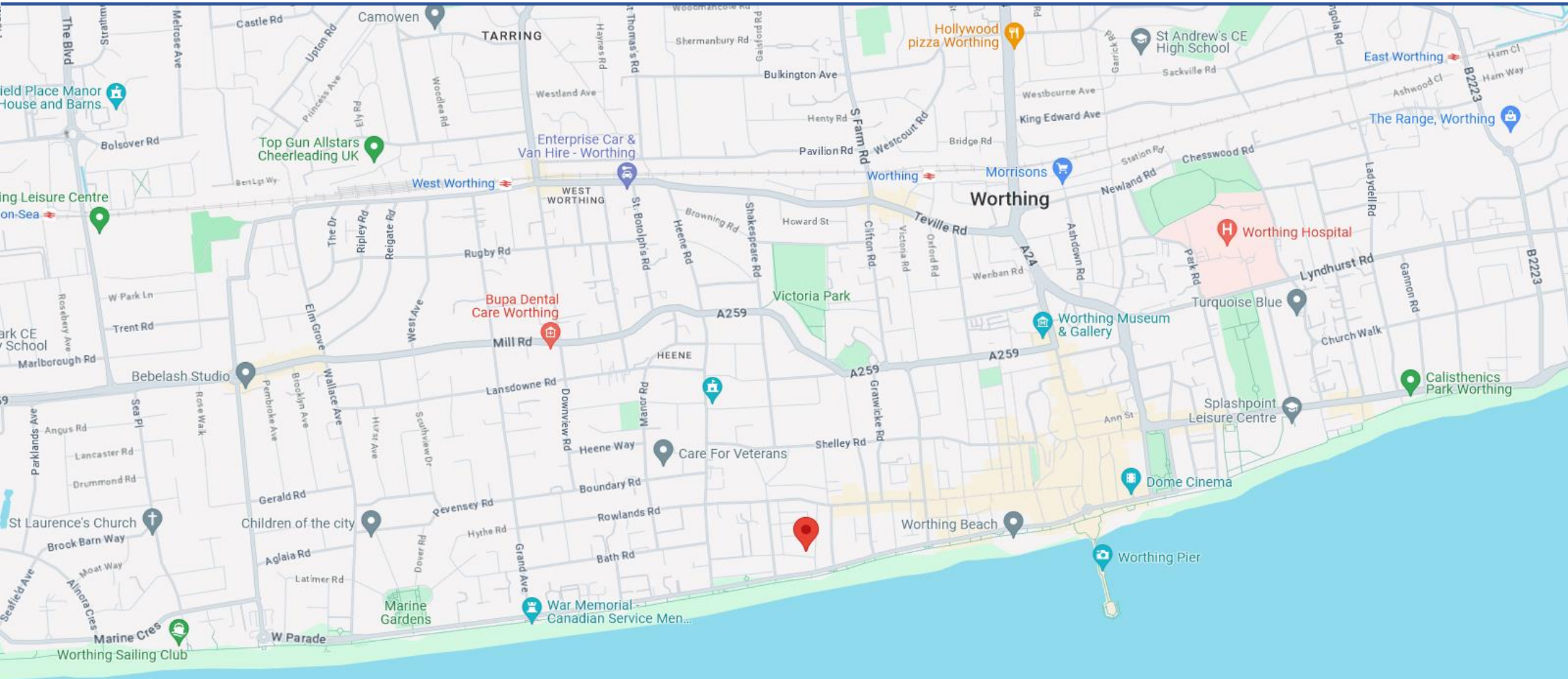
2 Bedrooms, kitchen, living room, bathroom

Flat 7 - **sold off**

Location:

Worthing is a seaside town and borough in West Sussex, 11 miles west of Brighton and 18 miles east of Chichester. The property is situated in the town centre, within short walk from the seafront and local amenities including supermarket, cafes, restaurants, barber and many more. Worthing Train Station is 0.8 miles away, providing direct and regular services to London Victoria, Brighton, Portsmouth and Southsea.

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Contacts:

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