

Lincoln – 6 Robey Court, Robey Street LN5 8AF  
Leasehold Residential Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS





# Lincoln – 6 Robey Court, Robey Street LN5 8AF

## Leasehold Residential Investment



### Investment Consideration:

- Purchase Price: £165,000
- Gross Initial Yield: 8.96%
- Rental Income: £14,790 p.a.
- VAT is NOT applicable to this property
- Let to students. New ASTs for 2024/2025 season agreed and signed
- Comprises 2-bedroom self-contained apartment arranged over first and second floor
- Bus stop located 1 min walk from the property provides direct services to Lincoln Train Station and Town Centre (8 min journey). Nearby occupiers include KFC, Lidl, Gymnasium, Post Office and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 6 (First/Second Floor)	Total area: 73.20 sq m (789 sq ft) First Floor: 1 bedroom, kitchen/living room, bathroom Second Floor: 1 bedroom, bathroom	Individuals	51 Weeks from 25 August 2023 *	£14,790	Note 1: AST Note 2: Deposit held of £600 *Note 3: Tenants have agreed and signed renewal AST for a term of 51 Weeks from 17 August 2024 at agreed rent of £14,790 p.a. Deposit held of £600.
<b>Total</b>				<b>£14,790</b>	

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### Property Description:

Comprises 2-bedroom self-contained apartment arranged over first and second floor, providing the following accommodation and dimensions:

**6 Robey Court: 73.20 sq m (789 sq ft)**

First Floor: 1 bedroom, kitchen/living room, bathroom

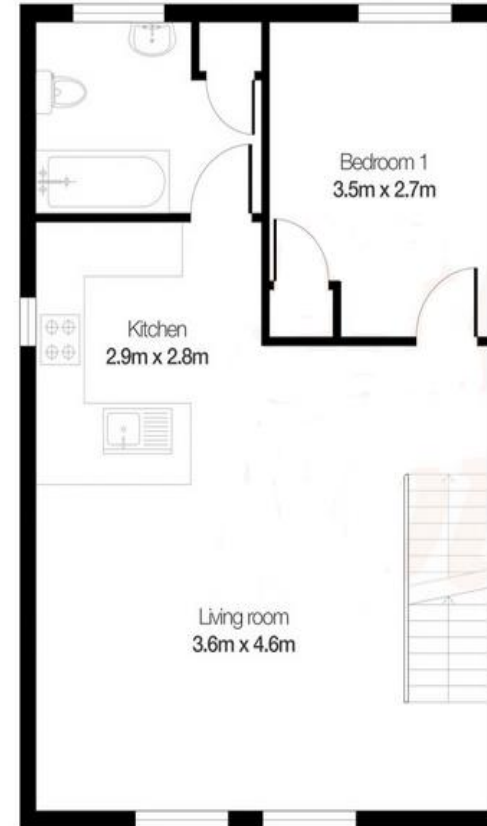
Second Floor: 1 bedroom, bathroom

### Tenancy:

The property is at present let on AST to Individuals for a term of 51 Weeks from 25<sup>th</sup> August 2023 at a current rent of £14,790 p.a. Deposit held of £600. Tenants have agreed and signed renewal AST for a term of 51 Weeks from 17<sup>th</sup> August 2024 at agreed rent of £14,790 p.a. Deposit held of £600.

### Tenure:

Long leasehold. Held on a 250 Year lease from 1<sup>st</sup> January 2018 at a ground rent of peppercorn. Reversion 2268.



First Floor



Second Floor

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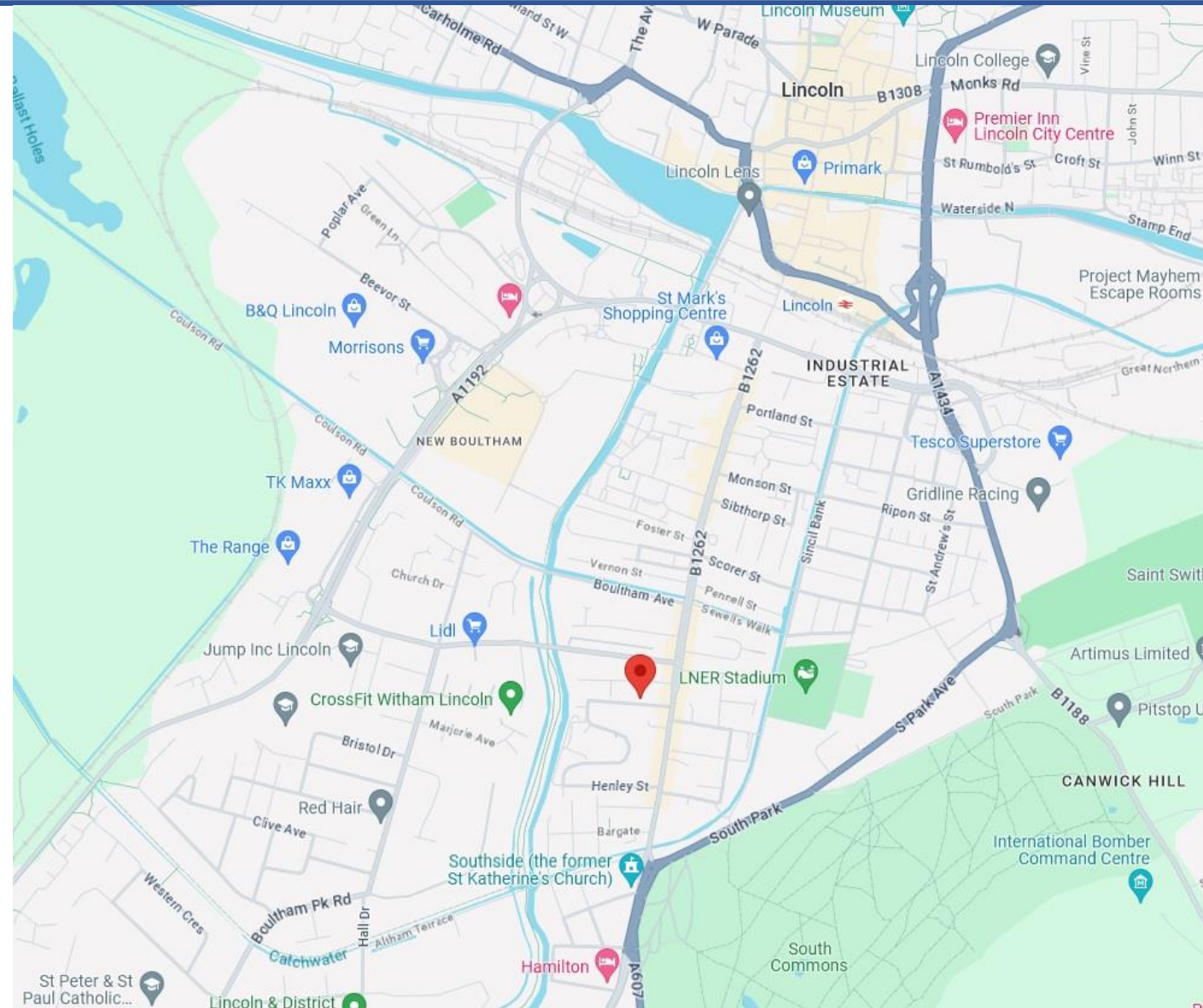


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## Location:

The property is located on Robey Street within a residential area just a 20-min walk from Lincoln's City Centre and 20-min walk from the University of Lincoln. Bus stop Robey Street located 1 min walk from the property provides direct services to Lincoln Train Station and City Centre (8 min journey). The train station offers regular connections throughout the country, with regular services running to Newark Northgate, Edinburgh and London Kings Cross. Nearby occupiers include KFC, Lidl, Gymnasium, Post Office and 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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# BLUE ALPINE

PROPERTY CONSULTANTS

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