

Barnard Castle – Flat 2, 23a Horsemarket, County Durham DL12 8LX

Long Leasehold Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £65,000
- Gross Initial Yield: 8.31%
- Rental Income: £5,400 p.a.
- VAT is NOT applicable to this property
- Comprises self-contained 1-bedroom flat situated at first floor
- Newly replaced roof and refurbished communal areas (£40,000)
- Town centre location with occupiers nearby including Morrisons, Costa Coffee, Specsavers, Co-Op Food, Boots, Hays Travel and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Flat 2 (First Floor)	Total area: 39 sq m (424 sq ft) 1 Bedroom, Kitchen, Living Room, Bathroom	Individual	6 Months from 18 August 2023 (holding over)	£5,400	Note 1: AST Note 2: Deposit held of £450
Total				£5,400	

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Property Description:

Comprises self-contained 1-bedroom flat at first floor, accessed from the rear via communal alleyway from the main street. The property provides the following accommodation and dimensions:

First Floor Flat 2 - 39 sq m (424 sq ft)

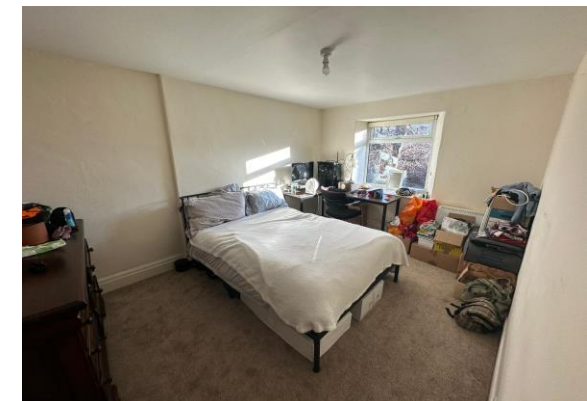
1 Bedroom, Kitchen, Living Room, Bathroom

Tenancy:

Flat 2 is at present let on AST to an Individual for a term of 6 Months from 18th August 2023 (holding over) at a current rent of £5,400 p.a. Deposit held of £450.

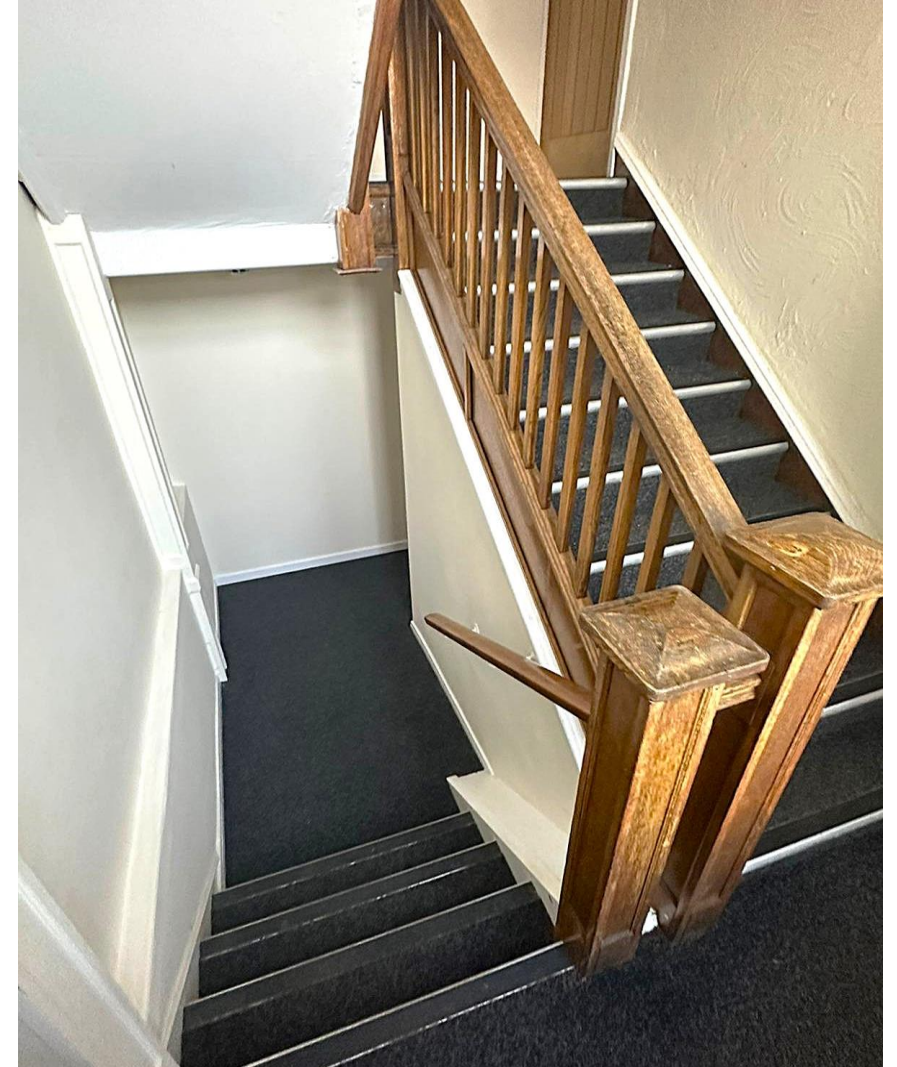
Tenure:

Long Leasehold. To be held on a 125 Year lease from completion at a ground rent of peppercorn.



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Contacts:

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



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