Stoke-on-Trent - 187A/187B Uttoxeter Road, Longton ST3 1QN
Freehold 2 Flats Residential Investment

BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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Investment Consideration:

- OIEO: £200,000
- Gross Initial Yield: 8.55%
- Rental Income: £17,100 p.a.
- VAT is NOT applicable to this property
- Comprises two newly refurbished residential flats
- Located opposite Calverley Street bus stop which provides direct services to Longton Town Centre and Train Station.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 187A (Ground Floor)	Total area size: 64 sq m (689 sq ft) 1 Bedroom, Kitchen/Dining, Living Room, Bathroom, Courtyard	Individual	12 Months from 16 January 2025	£8,340	Note 1: AST Note 2: Deposit held of £695 Note 3: Rent excludes utilities
No. 187B (First Floor)	Total area size: 73 sq m (785 sq ft) 1 Bedroom, Kitchen/Dining, Living Room, Bathroom	Individual	12 Months from 9 February 2025	£8,760	Note 1: AST Note 2: Rent includes utilities
			Total	£17,100	

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Property Description:

The property comprises 2 newly refurbished residential flats arranged over ground and first floor, providing the following accommodation and dimensions:

Ground Floor:
Flat 187A 64 sq m (689 sq ft)
1 Bedroom, Kitchen/Dining, Living Room, Bathroom, Courtyard

First Floor:
Flat 187B 73 sq m (785 sq ft)
1 Bedroom, Kitchen/Dining, Living Room, Bathroom

Tenancy:

Flat 187A is at present let on AST to an Individual for a term of 12 months from 16th January 2025 at a current rent of £8,340 p.a. (excl. Utilities). Deposit held of £695.

Flat 187B is at present let on AST to an Individual for a term of 12 months from 9th February 2025 at a current rent of £8,760 p.a. (incl. Utilities).

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Flat 187A: Ground Floor

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Flat 187B: First Floor

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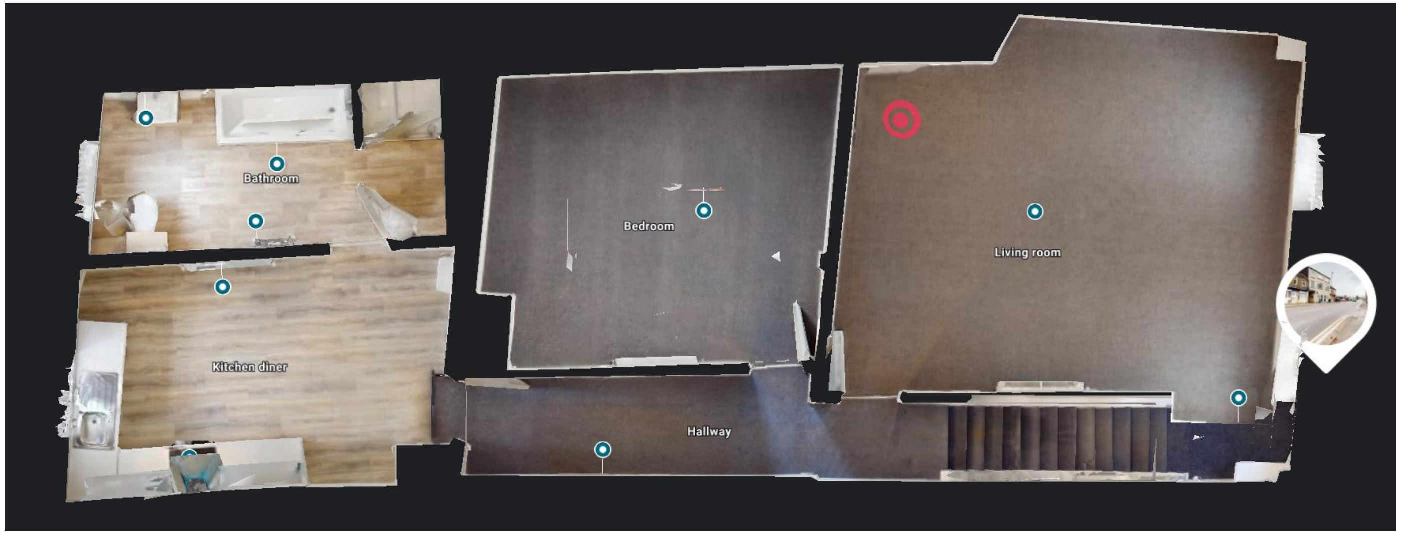
Flat 187A: Ground Floor

Flat 187B: First Floor



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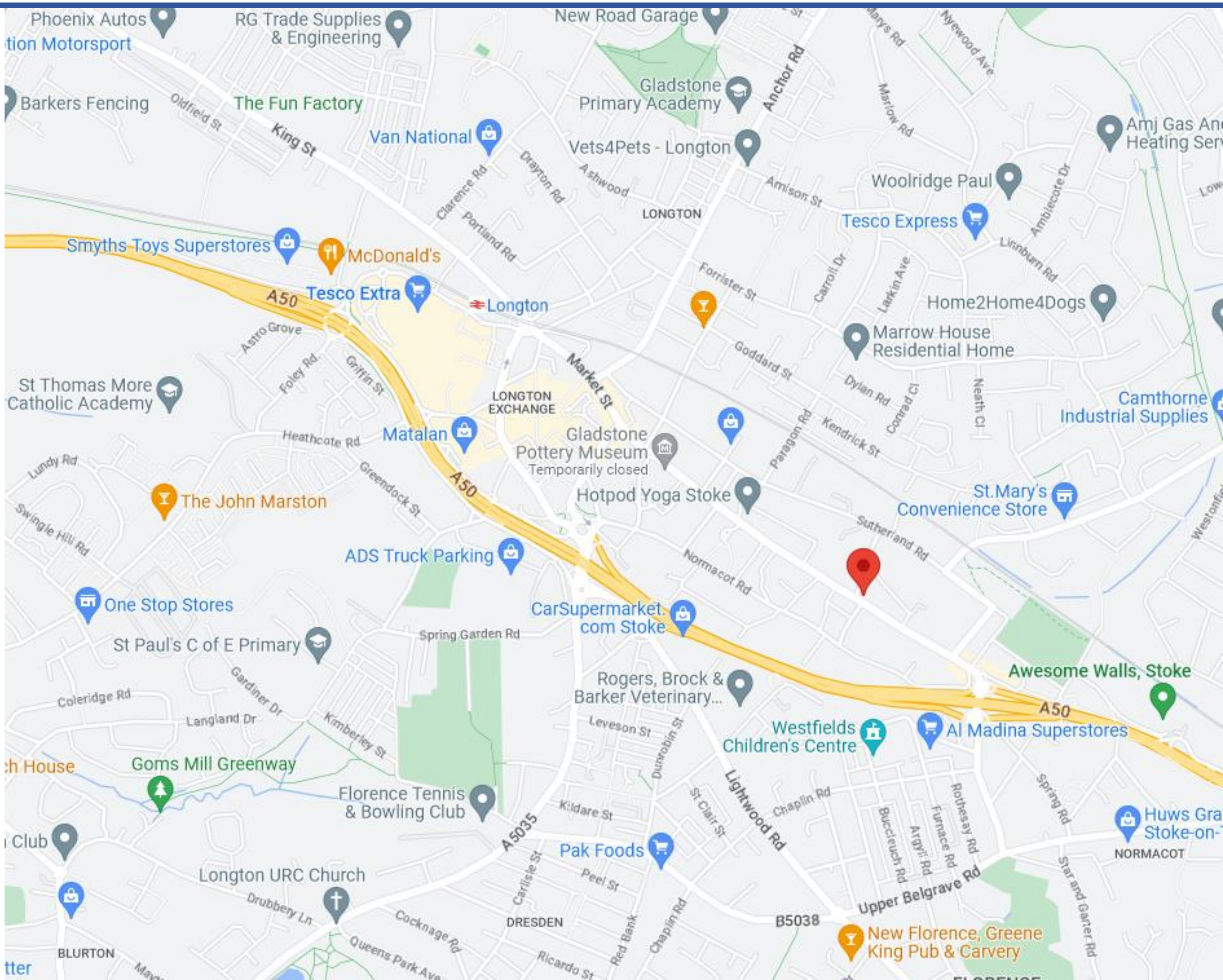
Location:

Longton is one of the six towns which amalgamated to form the county borough of Stoke-on-Trent in 1910, along with Hanley, Tunstall, Fenton, Burslem and Stoke-upon-Trent. Stoke-on-Trent (often abbreviated to Stoke) is a city and unitary authority area in Staffordshire, England, with an area of 36 square miles (93 km2). It is the largest settlement in Staffordshire and is surrounded by the towns of Newcastle-under-Lyme, Alsager, Kidsgrove, Biddulph and Stone, which form a conurbation around the city. The property is located opposite bus stop Calverley Street which provides direct services to Longton Town centre and train station.



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Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.

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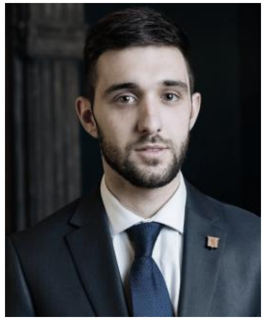

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PROPERTY INVESTMENT & DEVELOPMENT

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