



4 Territorial Street

, Middlesbrough, TS3 8DR

Offers in the region of £70,000

A HIGHLY SPACIOUS TERRACED PROPERTY SET WITHIN THIS MORE SECLUDED POSITION WITHIN BRAMBLES FARM, TS3 - MIDDLESBROUGH / THE PROPERTY IS CURRENTLY TENANTED (COUNCIL PAID) OCCUPIED WHO IS PAYING A RENT OF £115 A WEEK (£460 EVERY 4 WEEKS) ALTHOUGH THE CURRENT RENTAL VALUE IS CIRCA £575-600 PCM / THE PROPERTY HAS GARDENS TO FRONT AND REAR, OF WHICH THE REAR IS OF A LARGE SIZE AND OFFERS SOME OFF STREET PARKING AT THE FOOT / THE PROPERTY OFFERS A HALLWAY, SPACIOUS RECEPTION ROOM, WELL SIZED KITCHEN, THREE BEDROOMS AND BATHROOM. THERE IS A FURTHER LARGE WALK-IN STORE / THIS WOULD BE AN IDEAL INVESTMENT PURCHASE WITH IMMEDIATE RETURNS WITH FURTHER REALISTIC FUTURE DEVELOPMENT OF THE RENTAL INCOME / A BUYERS PREMIUM IS PAYABLE ON PURCHASING THIS PROPERTY

- 9% + GROSS YIELD AT ASKING - WITH FURTHER POTENTIAL TO INCREASE BASED ON CURRENT MARKET RENT
- EPC RATING 'C' - 72/85
- A BUYERS PREMIUM OF £2,000 IS PAYABLE ON A SUCCESS EXCHANGE OF THIS PROPERTY
- We can offer lettings management at 12%

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



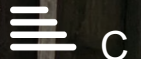
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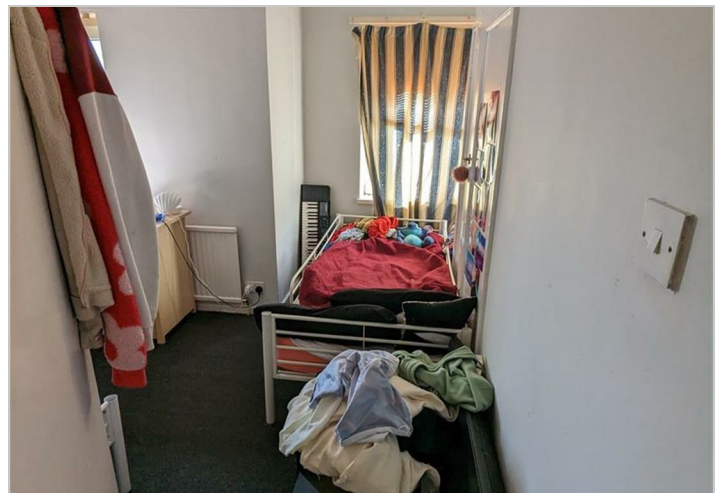
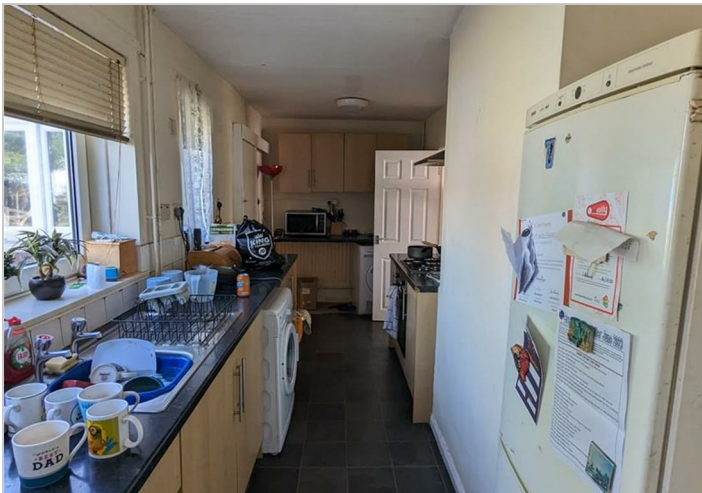
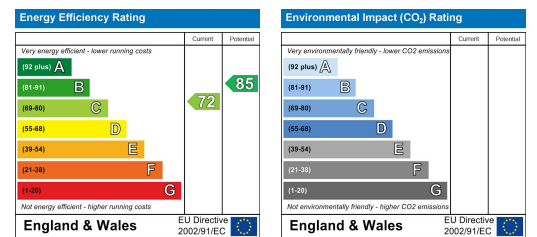
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.