



178 High Street

, Marske-By-The-Sea, TS11 7NB

Offers in excess of £600,000

A LUCRATIVE INVESTMENT PROPOSITION SET WITHIN THIS POPULAR SEASIDE TOWN OF MARSK, WITH INSTANT RETURNS FOR ANY INCOMING INVESTOR DUE TO LEASES THAT ARE ALREADY IN PLACE.

A COMBINED INCOME OF £9,617 GROSS PER CALENDAR MONTH VIA THE FOUR APARTMENTS. TWO OF THE APARTMENTS ARE SUBJECT TO A LONG TERM LEASE AT £2,300 AND £1,250 PER CALENDAR MONTH RESPECTIVELY WHILST THE REMAINING TWO APARTMENTS ARE SUBJECT TO A CORPORATE LEASE AT AN AGREED RENT OF £700 PER WEEK. COLLECTIVELY A 12 MONTH COLLECTIVE GROSS INCOME £115,400 PER ANNUM.

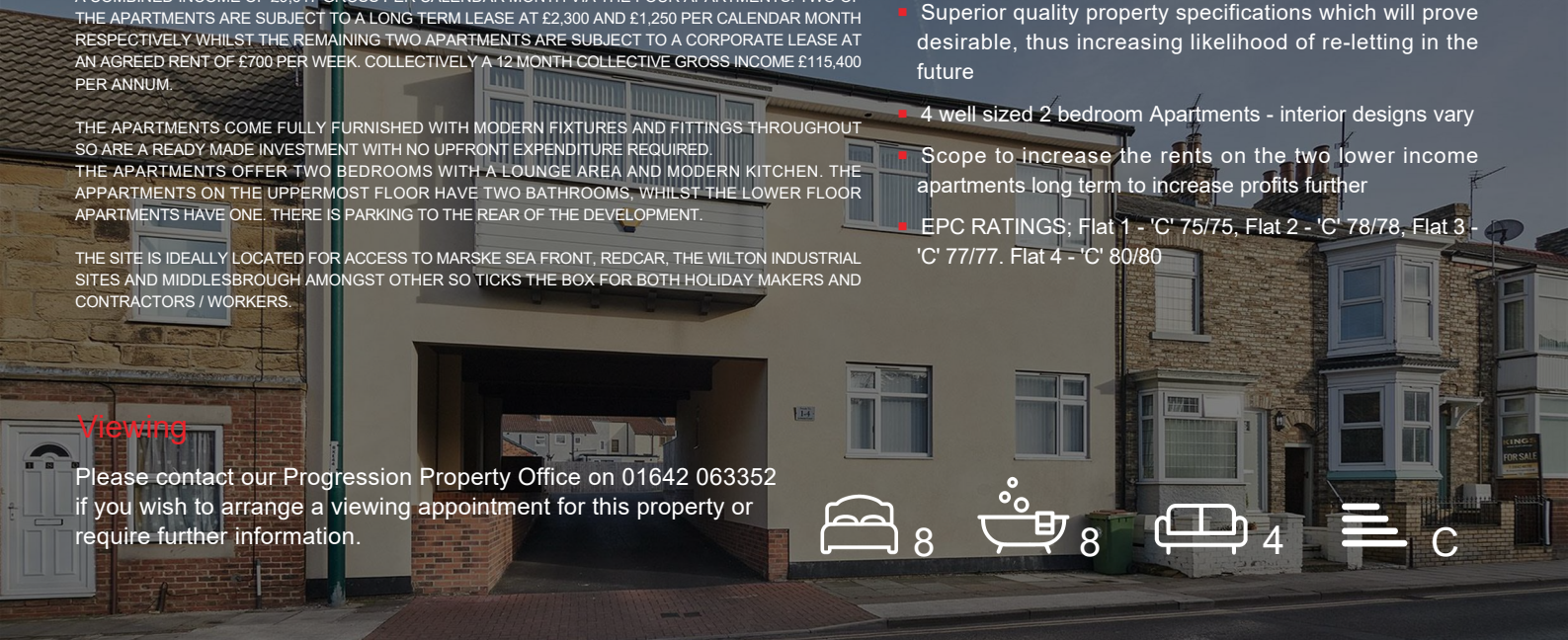
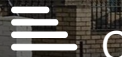
THE APARTMENTS COME FULLY FURNISHED WITH MODERN FIXTURES AND FITTINGS THROUGHOUT SO ARE A READY MADE INVESTMENT WITH NO UPFRONT EXPENDITURE REQUIRED. THE APARTMENTS OFFER TWO BEDROOMS WITH A LOUNGE AREA AND MODERN KITCHEN. THE APARTMENTS ON THE UPPERMOST FLOOR HAVE TWO BATHROOMS, WHILST THE LOWER FLOOR APARTMENTS HAVE ONE. THERE IS PARKING TO THE REAR OF THE DEVELOPMENT.

THE SITE IS IDEALLY LOCATED FOR ACCESS TO MARSK SEA FRONT, REDCAR, THE WILTON INDUSTRIAL SITES AND MIDDLESBROUGH AMONGST OTHER SO TICKS THE BOX FOR BOTH HOLIDAY MAKERS AND CONTRACTORS / WORKERS.

- OFFERS INVITED BETWEEN £600,000 AND £640,000 - THEREFORE £150,000 - £160,000 PER APARTMENT
- Superior quality property specifications which will prove desirable, thus increasing likelihood of re-letting in the future
- 4 well sized 2 bedroom Apartments - interior designs vary
- Scope to increase the rents on the two lower income apartments long term to increase profits further
- EPC RATINGS; Flat 1 - 'C' 75/75, Flat 2 - 'C' 78/78, Flat 3 - 'C' 77/77, Flat 4 - 'C' 80/80

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.



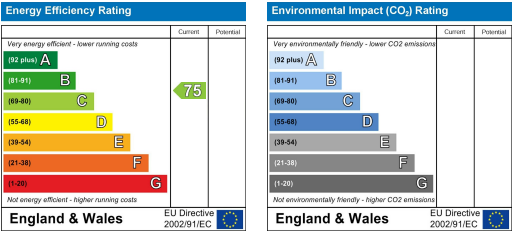
Floor Plan



Area Map



Energy Efficiency Graph



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