



## BRIDGEHOUSE COURT Stone Row

Skinningrove, Saltburn-By-The-Sea, TS13 4BF

**Offers invited £1,600,000**

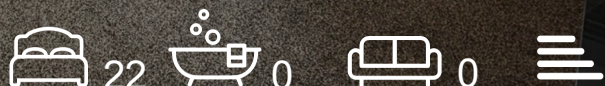
POTENTIAL GROSS YIELDS OF 21%! A READY MADE INVESTMENT OPPORTUNITY AVAILABLE TO ANYONE WISHING TO SECURE A STANDOUT QUALITY 'MULTI-UNIT' DEVELOPMENT SUITABLE FOR THE HOLIDAY LET OR CONTRACTOR MARKET IN THIS COASTAL VILLAGE / TOWN OF SKINNINGROVE. THERE IS CURRENT A CORPORATE LEASE IN PLACE FOR ALL THE PROPERTIES AT A FIXED FIGURE OF £6,800 PCM (THEREFORE A GUARANTEED ANNUAL RETURN OF £81,600).

THIS ACTS AS A SAFETY NET FOR ANY INCOMING PURCHASER HOWEVER THIS COULD BE REMOVED SO THE NEW OWNER COULD BENEFIT FROM THE FULL INCOME AND HANDLE THE MARKETING THEMSELVES (PERSONALLY OR VIA AN AGENT) ON-GOING SHOULD ANY BECOME VACANT. THE GROSS RETURN THEN BASED ON FULL OCCUPANCY WOULD BE IN THE REGION OF £335,000 PER ANNUM HOWEVER AS EVER IT IS LIKELY THAT THERE WILL BE SOME VOIDS DURING 12 MONTHS OF MARKETING. IN TOTAL THIS OFFERING INCLUDES:- THREE 2 BED APARTMENTS, FIVE 1 BED APARTMENTS, ONE 3 BEDROOM TOWN HOUSE, AND TWO 4 BEDROOM TOWN HOUSES WHICH HAVE GARDENS AND GARAGES.

- A RARELY AVAILABLE LARGE SCALE SERVICED ACCOMMODATION INVESTMENT OPPORTUNITY
- BENEFITTING FROM A SEASIDE LOCATION POPULAR WITH TOURISTS
- A STRONG HISTORY OF BEING OCCUPIED
- LUXURY SPECIFICATIONS AND FURNISHINGS THROUGHOUT THE PORTFOLIO

### 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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