



5 Tower Street

, Hartlepool, TS24 7HH

Asking price £25,000

**** A STUNNING GROSS YIELD OF 16.8% AT ASKING PRICE - WITH TENANT IN SITU FOR IMMEDIATE RETURNS ****

A STUDIO APARTMENT, WHICH IS ONE OF THE LARGER DESIGNS OF STUDIOS IN THIS BLOCK, AND IS GENERATING A RENTAL INCOME OF £350PCM COURTESY OF A UNIVERSAL CREDIT FUNDED TENANT IN SITU WHO MOVED IN 20TH AUGUST 2024. THE PROPERTY OFFERS NEUTRALLY DECORATED ACCOMMODATION THROUGHOUT AND OFFERS A ALL IN ONE LOUNGE / BEDROOM / KITCHEN WHICH IS OF GENEROUS PROPORTIONS, WITH A SEPARATE BATHROOM WITH WHITE SUITE. THE MARKET VALUE RENT IS MORE LIKELY NOW IN THE 375-395 PCM BRACKET THUS OFFERING FURTHER OPPORTUNITY TO INCREASE THE YIELD FURTHER STILL. BEING SOLD WITH A TENANT INSITU THIS IS AN OPPORTUNITY FOR A TRUE HANDS OFF INVESTMENT WITH GENEROUS RETURNS FROM THE DAY ANY INVESTOR TAKES OWNERSHIP. THE STUDI IS SET CLOSE TO THE HARTLEPOOL MARINA, THE TRAIN STATION, THE CENTRAL SHOPPING DISTRICT OF HARTLEPOOL INCLUDING THE MIDDLETON GRANGE SHOPPING CENTRE. EASE OF ACCESS TO THE A689 PROVIDES SWIFT ACCESS TO WOLVISTON AND THE A19 AND BEYOND.

- COUNCIL TAX BAND 'A'
- £80 PER MONTH GROUND RENT / SERVICE CHARGE
- EPC - scheduled to be carried out on the 6TH NOVEMBER 25
- OVER 100 YEARS LEFT ON THE LEASE
- **** A BUYERS PREMIUM OF £1750 + VAT IS PAYABLE ON COMPLETION WHEN PURCHASING THIS PROPERTY ****

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.



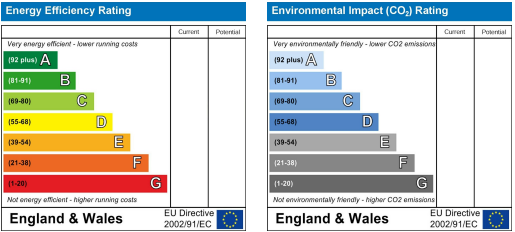
Floor Plan



Area Map



Energy Efficiency Graph



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