



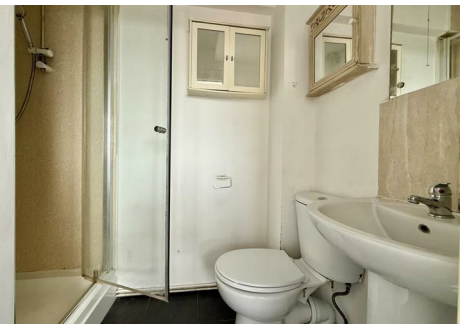
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75 High Street, Cinderford, GL14 2SU

£425,000

An opportunity to acquire a versatile investment buy of 5 FLATS! (Freehold)
The building is situated in the centre of Cinderford opposite Lidl.

Total gross yield at asking price 9.9%

Summary

Currently 4 flats are vacant.

The ground floor flats have their own entrances

The top floor flats are accessed via a staircase to the outside.

5 x 1 bed flats total £3510.00PCM

Total gross rental £42,120 PA

Total gross yield at asking price 9.9 % return (gross)

Useful Info

Flat 75-EPC rating D - 26 Sq meters

Flat 75A-EPC rating D-25 Sq meters

Flat 75B-EPC rating D - 25 Sq meters

Flat 75C-EPC rating D - 37 Sq meters

Flat 75D-EPC rating D-37 Sq meters

Location

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

Services

Mains drainage , all flats have electric heating and immersion tanks for hot water.

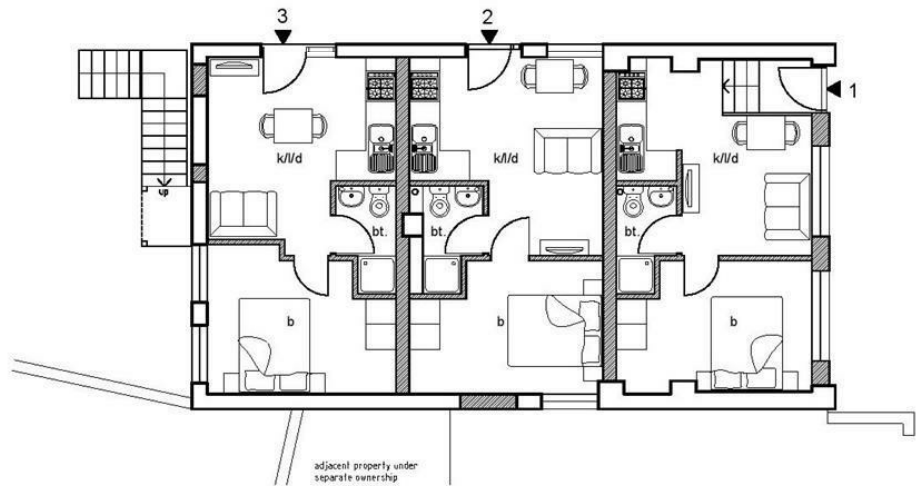
Forest Of Dean district council tax bands for all flats A

Tenure

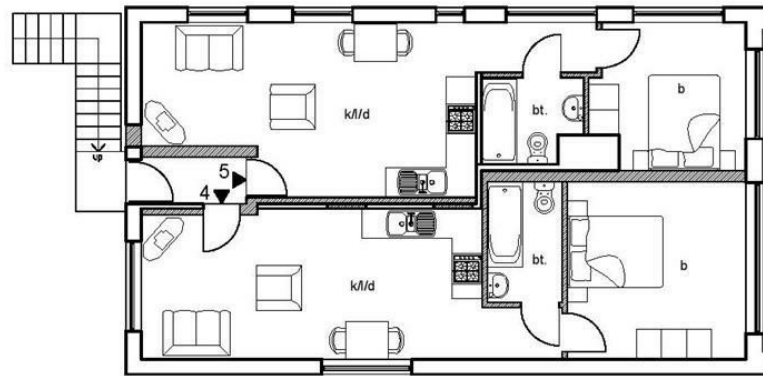
Freehold

Floor Plan

Ground Floor Plan:



First Floor Plan:



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	

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