

10 Marshall Street, King's Lynn, PE30 1PG

£330,000

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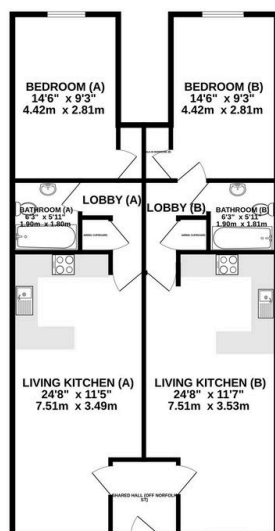
A rare opportunity to acquire a fully let, freehold block of four self-contained flats in a prime town centre location, offered for sale as a whole and as a going concern. The property currently generates a combined rental income of approximately £29,700 * per annum, providing an attractive gross yield of around 9%* at the asking price. With a mix of one-bedroom and larger two-bedroom duplex flats, all with independent access and electric heating, the building is well suited to the local rental market and benefits from good tenants in situ. Positioned within easy reach of the town centre amenities and railway station, this is a strong, income-producing investment with long-term appeal and immediate returns from day one.

N.B. All photos are from Flat D as labelled on the floor plan

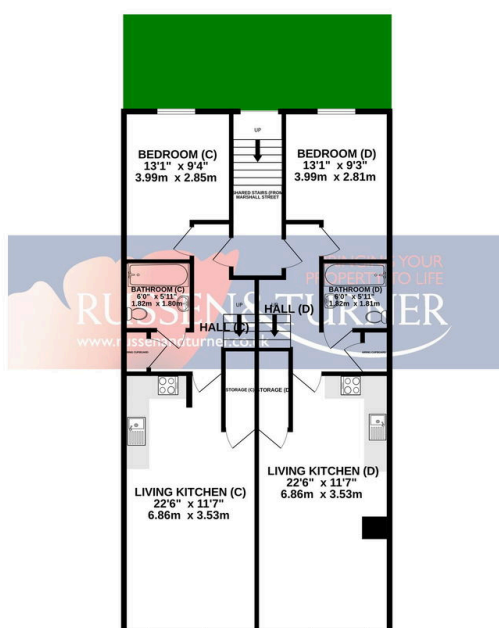
Key Features

- Superb investment opportunity
- 2 x 1 bed & 2 x 2 bed
- Freehold included
- Electric heating
- Excellent yield
- 4 Flats
- Town centre
- Tenants in situ
- Generating approx. £31,800pa
- No chain

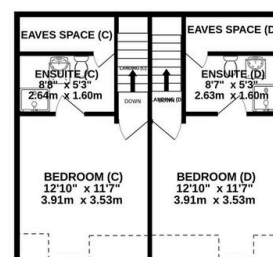
GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



2ND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 2542 sq.ft. (236.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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