

5, 7-12, 14-23 BURLEIGH MEWS
DERBY | DE1 1EX

BURLEIGH MEWS

FOR SALE **RESIDENTIAL INVESTMENT**

- Freehold
- 16 high quality apartments / 30 bedrooms
- Gross rental income £184,872 per annum
- Price £2.8m / GIY 6.6%
- Low capital value of c.£94,000 per bed

**INNES
ENGLAND** 



LOCATION

The properties are well located on the northwest fringe of Derby City Centre just beyond the A601 ring road in what is now considered the professional quarter of the city.

Burleigh Mews runs along Stafford Street and is approximately a 10-minute walk into the City Centre. Within the immediate vicinity is a mix of residential, professional and leisure uses including Derby University and Hospital, whilst Pride Park, Derby's Premier Business Park is approximately a 10-minute drive.

Derby has a highly skilled workforce and in the Centre for Cities research Derby sits in the top 10 highest average wages in the UK with professionals and students attracted by the specialist hi-tech engineering roles at the likes of Rolls Royce, Toyota and Bombardier.



Cathedral Quarter



Business School

DESCRIPTION

Burleigh Mews is a modern newbuild property built in 2007 consisting of 16 luxury apartments comprising 14 x 2 beds and 2 x 1 bed with secure under croft and surface parking to the rear of the property. Each apartment is allocated one car space, additional facilities include a lounge tearoom, outdoor seating & BBQ area, a small gym and canteen area.

The apartments are fitted out to a high standard with Coach House furniture throughout and are let fully furnished on ASTs excluding utilities and council tax to a mix of professional individuals and local business's including Toyota & Burton Albion Football Club.



TENANCY SCHEDULE

Property No.	Units	Bedrooms	Size (sq ft)	Description	Tenant	Expiry Date	Rent per month (£)	Rent per annum (£)	EPC	Council Tax Band
Flat 7, Burleigh Mews	1	1	549	Grd Flr, 1 bed, 1 bath	Private Individual	AST	750	9,000	D	A
Flat 8, Burleigh Mews	1	2	613	Grd Flr, 2 bed, 1 bath	Private Individual	AST	950	11,400	D	A
Flat 9, Burleigh Mews	1	2	646	1st Flr, 2 beds, 1 bath	Private Individual	AST	950	11,400	C	A
Flat 10, Burleigh Mews	1	2	570	1st Flr, 2 beds, 1 bath	Private Individual	AST	850	10,200	C	B
Flat 11, Burleigh Mews	1	2	613	1st Flr, 2 beds, 1 bath	Private Individual	AST	895	10,740	C	B
Flat 12, Burleigh Mews	1	2	646	2nd Flr, 2 beds, 1 bath	Private Individual	AST	1,000	12,000	C	B
Flat 14, Burleigh Mews	1	2	570	2nd Flr, 2 beds, 1 bath	Private Individual	AST	825	9,900	C	B
Flat 15, Burleigh Mews	1	2	613	2nd Flr, 2 beds, 1 bath	Private Individual	AST	1,050	12,600	C	B
Flat 16, Burleigh Mews	1	2	958	3rd Flr, 2 beds, 2 bath	Private Individual	AST	999	11,988	D	B
Flat 17, Burleigh Mews	1	2	872	3rd Flr, 2 beds, 1 bath	Private Individual	AST	1,200	14,400	C	B
Flat 18, Burleigh Mews	1	2	775	3rd Flr, 2 beds, 1 bath	Private Individual	AST	1,200	14,400	C	B
Flat 19, Burleigh Mews	1	1	473	Grd Flr, 1 bed, 1 bath	Private Individual	AST	700	8,400	D	B
Flat 20, Burleigh Mews	1	2	646	1st Flr, 2 beds, 1 bath	Private Individual	AST	1,042	12,504	C	B
Flat 21, Burleigh Mews	1	2	667	1st Flr, 2 beds, 1 bath	Private Individual	AST	1,050	12,600	C	B
Flat 22, Burleigh Mews	1	2	646	2nd Flr, 2 beds, 1 bath	Private Individual	AST	995	11,940	C	B
Flat 23, Burleigh Mews	1	2	667	2nd Flr, 2 beds, 1 bath	Private Individual	AST	950	11,400	C	B
Totals	16	30	10,542				15,406	184,872		

In total there are 16 car parking spaces

TENURE

The properties are held Freehold.

VAT

We understand that the property is not elected for VAT.

BURLEIGH MEWS

PROPOSAL

We are instructed to seek offers in excess of **£2,800,000 (Two Million and Eight Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

A freehold purchase at this level reflects a **Gross Initial Yield of 6.6%**.



EPC

Copies of the certificates are available on request.

SERVICE CHARGE

The service charge accounts are available on request.

DATAROOM

Access to the data room is available on request.

ANTI MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser prior to the offer being accepted.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in relation to this transaction.



CONTACT

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