

Barnard Castle – Flats 1,2,4, 23 Horsemarket, County Durham DL12 8LX
Virtual Freehold Grade II Listed Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £130,000
- Rental Income: £10,920 p.a. + 1 Vacant Flat
- ERV once fully let: £17,620 p.a. GIY: 13.55%
- VAT is NOT applicable to this property
- Comprises 3 residential flats arranged over first and second floor
- Newly replaced roof and refurbished communal areas (£40,000)
- Town centre location with occupiers nearby including Morrisons, Costa Coffee, Specsavers, Co-Op Food, Boots, Hays Travel and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 23B - Flat 2 (First Floor)	Total area: 39 sq m (424 sq ft) 1 Bedroom, Kitchen, Living Room, Bathroom	Individual	Periodic	£5,400	Note 1: Periodic tenancy Note 2: Deposit held of £450
No. 23D - Flat 4 (First Floor)	Total area: 73 sq m (786 sq ft) 2 Bedrooms, Kitchen, Living Room, Bathroom		Vacant	ERV: £6,700	
No. 23C - Flat 1 (Second Floor)	Total area: 39 sq m (424 sq ft) 1 Bedroom, Kitchen, Living Room, Bathroom	Individual	Periodic	£5,520	Note 1: Periodic tenancy Note 2: Deposit held of £530
			Total	£10,920	
			ERV	£17,620	

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Property Description:

Comprises 3 residential flats (2 x 1-Bed & 1 x 2-Bed), arranged over first and second floor and accessed from the rear, providing the following accommodation and dimensions:

First Floor:

Flat 2 - 39 sq m (424 sq ft)

1 Bedroom, Kitchen, Living Room, Bathroom

Flat 4 - 73 sq m (786 sq ft)

2 Bedrooms, Kitchen, Living Room, Bathroom

Second Floor:

Flat 1 - 39 sq m (424 sq ft)

1 Bedroom, Kitchen, Living Room, Bathroom

Total Residential GIA: 151 sq m (1,634 sq ft)



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Tenancy:

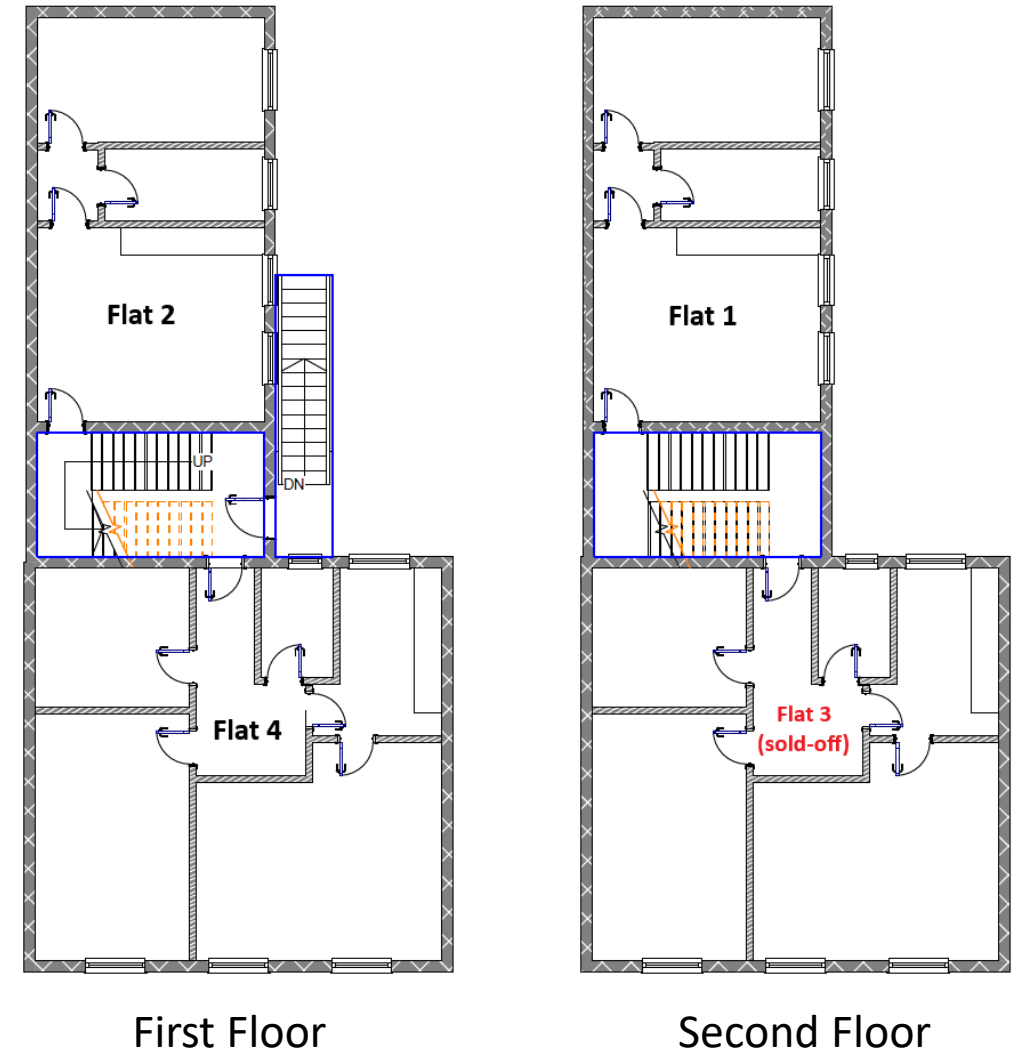
Flat 1 is at present let on Periodic Tenancy to an Individual at a current rent of £5,520 p.a. Deposit held of £530.

Flat 2 is at present let on Periodic Tenancy to an Individual at a current rent of £5,400 p.a. Deposit held of £450.

Flat 4 is at present vacant. ERV: £6,700 p.a.

Tenure:

Each property is held on a long leasehold, for a term of 999 Years from 3rd November 2025 at a ground rent of peppercorn.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

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