

Stoke-on-Trent - 187A/187B Uttoxeter Road, Longton ST3 1QN
Freehold 2 Flats Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Stoke-on-Trent - 187A/187B Uttoxeter Road, Longton ST3 1QN

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Investment Consideration:

- OIEO: £190,000
- Gross Initial Yield: 9.00%
- Rental Income: £17,100 p.a.
- VAT is NOT applicable to this property
- Comprises two newly refurbished residential flats
- Located opposite Calverley Street bus stop which provides direct services to Longton Town Centre and Train Station.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 187A (Ground Floor)	Total area size: 64 sq m (689 sq ft) 1 Bedroom, Kitchen/Dining, Living Room, Bathroom, Courtyard	Individual	12 Months from 16 January 2025	£8,340	Note 1: AST Note 2: Deposit held of £695 Note 3: Rent excludes utilities
No. 187B (First Floor)	Total area size: 73 sq m (785 sq ft) 1 Bedroom, Kitchen/Dining, Living Room, Bathroom	Individual	12 Months from 9 February 2025	£8,760	Note 1: AST Note 2: Rent includes utilities
Total				£17,100	

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Property Description:

The property comprises 2 newly refurbished residential flats arranged over ground and first floor, providing the following accommodation and dimensions:

Ground Floor:

Flat 187A 64 sq m (689 sq ft)

1 Bedroom, Kitchen/Dining, Living Room, Bathroom, Courtyard

First Floor:

Flat 187B 73 sq m (785 sq ft)

1 Bedroom, Kitchen/Dining, Living Room, Bathroom

Tenancy:

Flat 187A is at present let on AST to an Individual for a term of 12 months from 16th January 2025 at a current rent of £8,340 p.a. (excl. Utilities). Deposit held of £695.

Flat 187B is at present let on AST to an Individual for a term of 12 months from 9th February 2025 at a current rent of £8,760 p.a. (incl. Utilities).



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Flat 187A: Ground Floor



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Flat 187B: First Floor

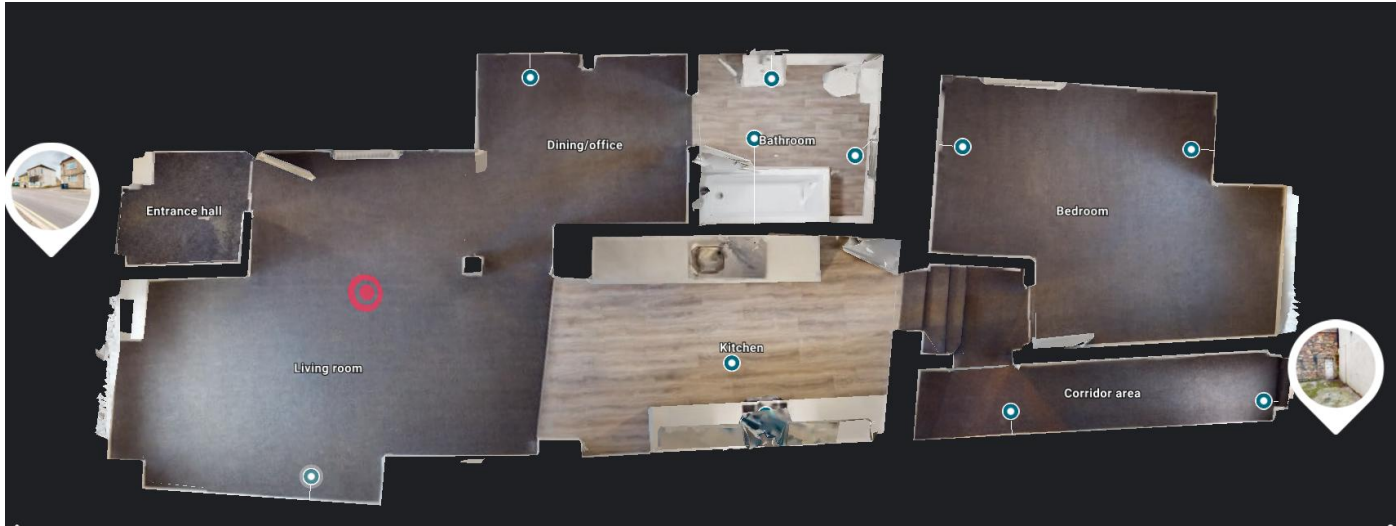


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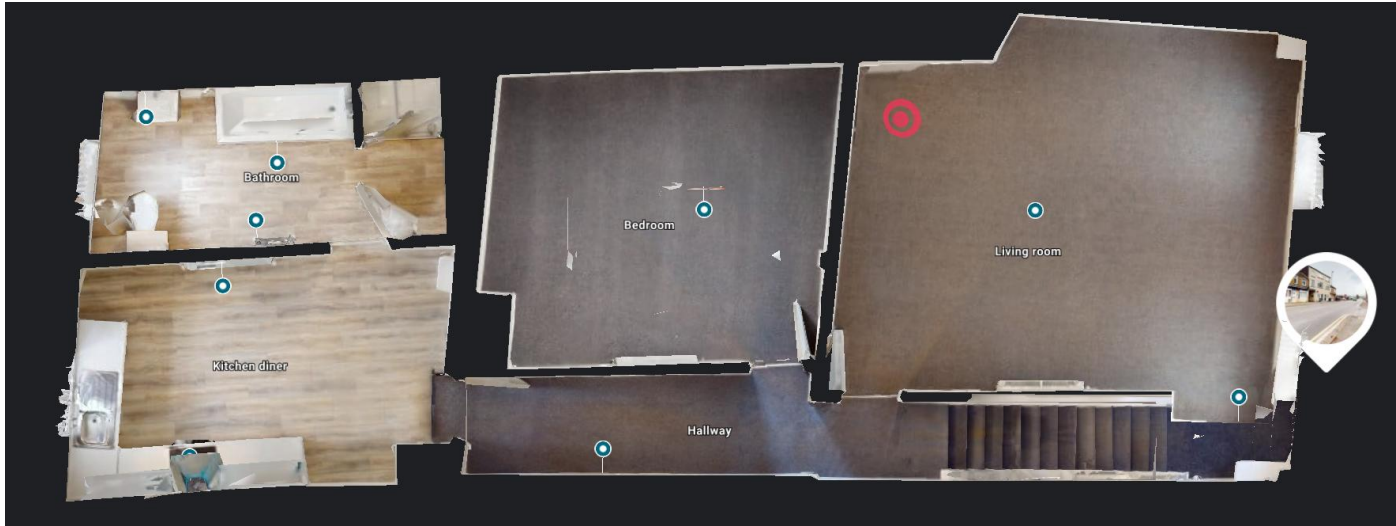
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Flat 187A: Ground Floor



Flat 187B: First Floor

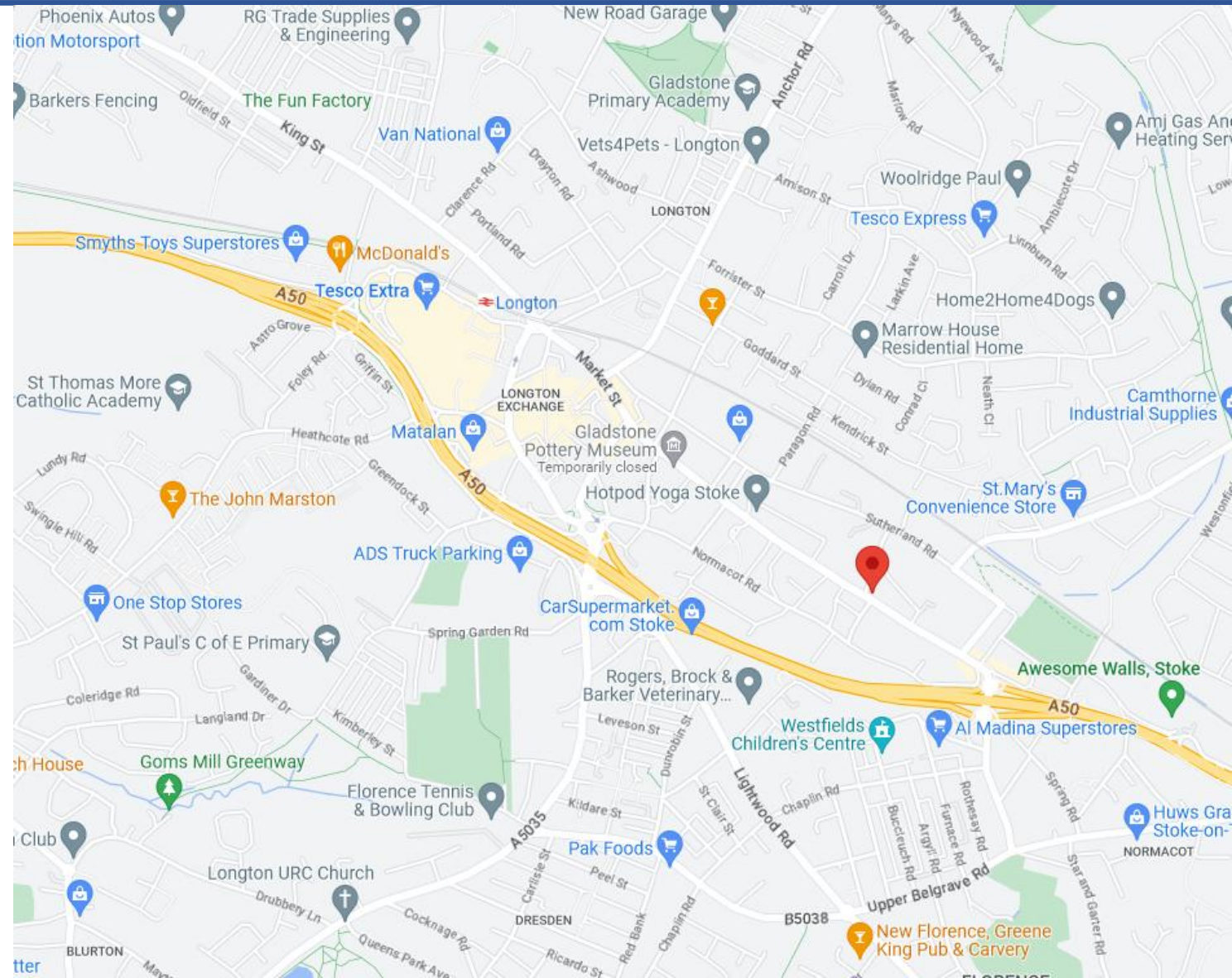


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Location:

Longton is one of the six towns which amalgamated to form the county borough of Stoke-on-Trent in 1910, along with Hanley, Tunstall, Fenton, Burslem and Stoke-upon-Trent. Stoke-on-Trent (often abbreviated to Stoke) is a city and unitary authority area in Staffordshire, England, with an area of 36 square miles (93 km²). It is the largest settlement in Staffordshire and is surrounded by the towns of Newcastle-under-Lyme, Alsager, Kidsgrove, Biddulph and Stone, which form a conurbation around the city. The property is located opposite bus stop Calverley Street which provides direct services to Longton Town centre and train station.



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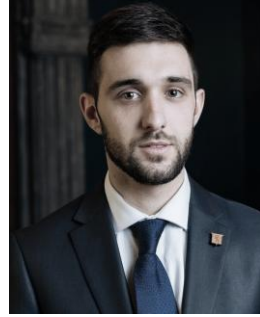
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Contacts:

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BLUE ALPINE

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