



Broomhill Court Fowler Street, Chesterfield, S41 9DY

Guide Price £485,000

- X10 Flats
- Freehold
- £48,516pa income
- Scope for £60,000pa
- EPC rating C

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A freehold investment opportunity comprising 10 apartments in a prime location, offering an impressive yield and low risk investment opportunity.

Current income £48,516pa (vacant unit) with scope to increase and fully let close to £60,000pa

All are let on AST's, with relevant safety certs in place. The current rent roll is as follows -

£550pcm
£450pcm
£450pcm
£475pcm
£355pcm
Empty but will be let at £550pcm
£463pcm



Council Tax Band: A



As part of the purchase & sale, Lime Living Estate Agents would be on hand to remain in place and to provide ongoing property management and support, to ensure a smooth & ongoing investment.

Costs

Auction Details

BGT Eddisons

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 3.6% of the purchase price

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Link to Auction Listing -

<https://www.btgeddisonspropertyauctions.com/properties/202601050938sq260326/for-auction-chesterfield>

Tenure

Freehold

General Notes

Please be advised that the auctioneers have not personally inspected the property.

Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

The land registry is registered as Land on the South side of Broomhill Road, Old Whittington (DY223032). Please see legal pack for more information.

Draft Sales Particulars - These sales details are awaiting vendor approval

EPC

Typical ratings for the room are Rating C

The Consumer Protection (Amendment) Regulations 20

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, kitchen appliances, shower unit, plumbing installations and electric system are in working order.

No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before making an offer.





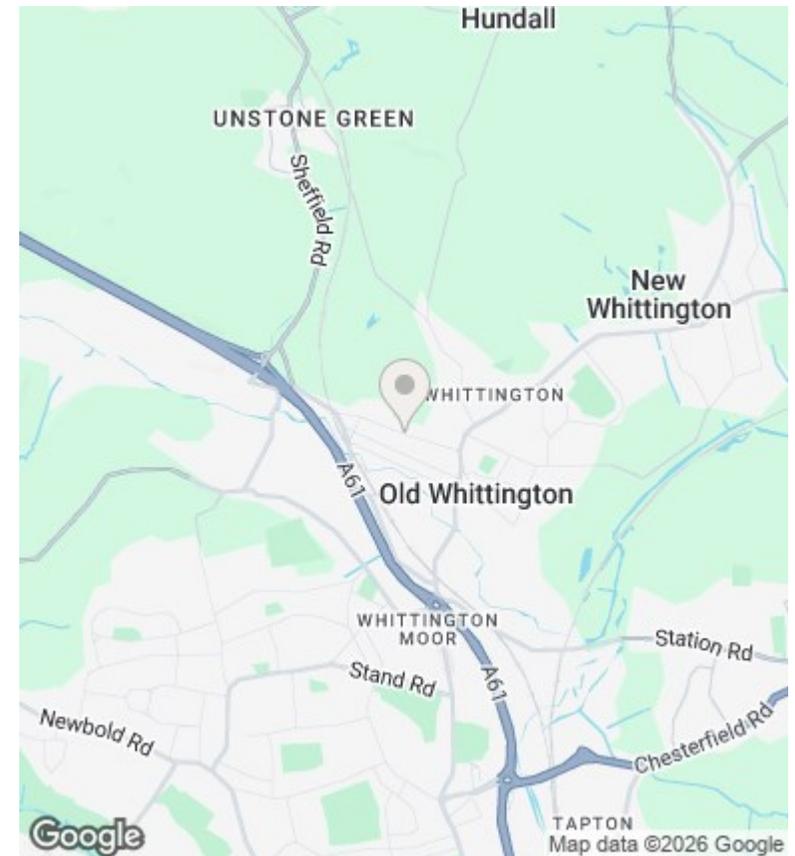
Directions

Viewings

Viewings by arrangement only. Call 01246 275 559 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	