

INVESTMENT FOR SALE

ST MATTHEWS GROVE/SCHOLES LANE,
THATTO HEATH, ST HELENS
WA10 3NU

VICTORIA APARTMENTS NEW BUILD UNBROKEN RESIDENTIAL INVESTMENT



INVESTMENT SUMMARY

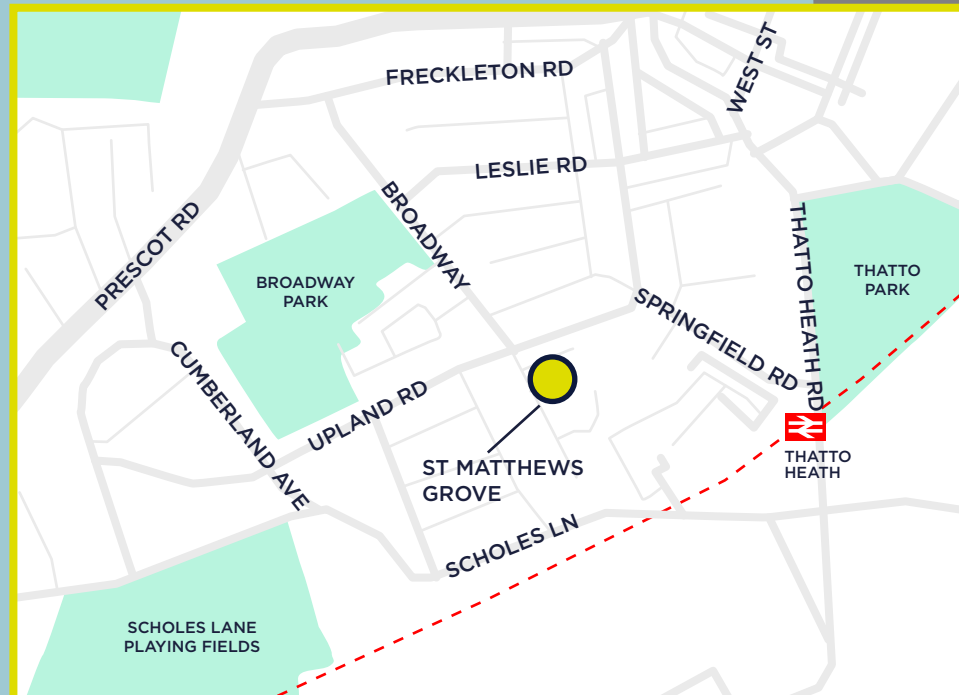
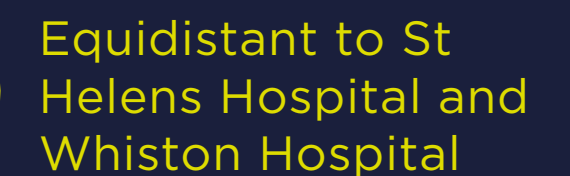
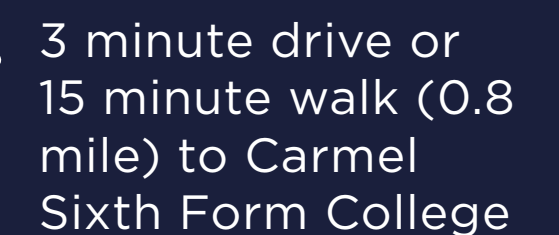
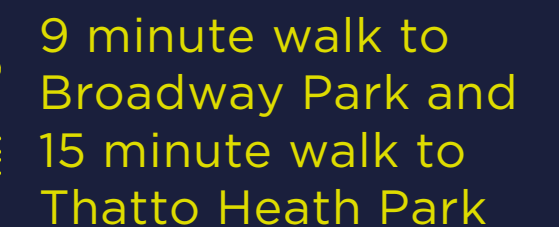
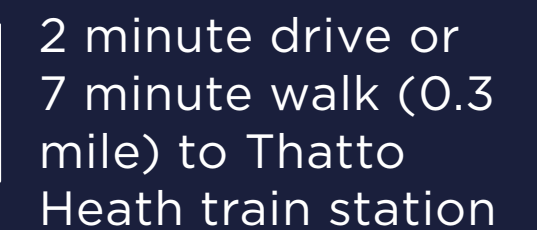
- Built in 2024, a modern development of 30 residential units ranging from 1 bed to 3 bed apartments.
- Well located development, within a 1 minute drive to two primary schools, a 2 minute drive (0.3 mile) to Thatto Heath train station and equidistant to St Helens Hospital and Whiston Hospital.
- Well specified development with modern features, a passenger lift to all floors and undercroft surfaced car parking, providing 39 spaces.
- Fully let and producing a total rental income of £275,540 per annum.
- Strong occupier demand – all units were leased off-plan prior to build completion and there is ongoing demand.
- Energy Performance Certificates rated B and C across all apartments.
- The property is owned in an individual SPV and the transaction can be either a property or company acquisition to suit. Savings can be made on the company acquisition.
- Freehold.

Offers are sought in excess of **£3,050,000 (Three Million and Fifty Thousand Pounds)** for the Freehold interest, subject to contract, which reflects a **gross yield of 9.00%.**



The Victoria Apartments are located in Thatto Heath, in an area of St Helens.

Victoria Apartments are situated along St Matthews Grove and have prominence to Scholes Lane. The development is located 2.5 miles east of J2 M57 and 3.5 miles north of J7 M62 motorway networks and is served by regular buses into St Helens Town Centre, along Scholes Lane.



DESCRIPTION

The Victoria Apartments is a premier residential address in Thatto Heath.

A 2024 new build self-contained private and secure development comprising of 30 residential units of one, two and three bedrooms. Each apartment is thoughtfully designed to offer spacious, contemporary living spaces that cater to all lifestyle needs.

There is a passenger lift internally to all floors, with bright and airy common areas throughout. There is a purpose built store room housing all sub meters and maintenance equipment. The development reflects the importance of convenience, which is why there are dedicated car parking facilities on site (39 parking spaces), along with secure bike storage areas, ensuring full accessibility to all local schools, parks, hospitals and public transport systems.



ACCOMMODATION

The development provides 30 apartments, which are configured as follows:

- 21 x 1 Bed
- 8 x 2 Beds
- 1 x 3 Beds

The property has a net internal area of 19,263 sq ft (1,789.55 sq m) and gross internal area of 21,801 sq ft (2,025.39 sq m).



TENANCY SCHEDULE

The building is leased to working professionals on Assured Shorthold Tenancy agreements.

There are currently two vacant units which are being marketed and the vendor will ‘top up’ this rental income if the units remain vacant upon an investment sale.

The tenancy schedule is as follows:



APARTMENT	TENANT	BEDS	RENT (PCM)	NEW GROSS RENT (PA)
1	Private Individual	1	£733	£8,800.00
2	Private Individual	1	£733	£8,800.00
3	Private Individual	2	£843	£10,120.00
4	Private Individual	1	£733	£8,800.00
5	Private Individual	1	£695	£8,340.00
6	Private Individual	1	£733	£8,800.00
7	Private Individual	1	£733	£8,800.00
8	Private Individual	2	£843	£10,120.00
9	Private Individual	1	£743	£8,920.00
10	Private Individual	1	£733	£8,800.00
11	Private Individual	1	£733	£8,800.00
12	Private Individual	1	£733	£8,800.00
13	Private Individual	1	£733	£8,800.00
14	VACANT	2	£843	£10,120.00
15	Private Individual	2	£843	£10,120.00
16	Private Individual	1	£695	£8,340.00
17	Private Individual	1	£725	£8,700.00
18	Private Individual	1	£725	£8,700.00
19	Private Individual	2	£800	£9,600.00
20	Private Individual	1	£745	£8,940.00
21	Private Individual	1	£733	£8,800.00
22	Private Individual	1	£738	£8,860.00
23	Private Individual	2	£843	£10,120.00
24	Private Individual	2	£843	£10,120.00
25	Private Individual	1	£733	£8,800.00
26	Private Individual	1	£733	£8,800.00
27	VACANT	3	£925	£11,100.00
28	Private Individual	1	£733	£8,800.00
29	Private Individual	1	£733	£8,800.00
30	Private Individual	2	£843	£10,120.00
				£275,540.00



FURTHER INFORMATION

EPC

All units have Energy Performance Ratings between B and C. Details can be provided on request.

COUNCIL TAX BANDS

The units have Council Tax Bands between A and B.

AML

In order to comply with AML Regulations, the purchaser is required to satisfy the Vendor and Wildbrook on the source of funds used to acquire the property.

VAT

The property is not elected for VAT.

SPV

This can be an asset or a company acquisition, as the property is owned in an individual SPV.

Savings can be made on a company acquisition.

GUIDE PRICE

Offers are sought in excess of **£3,050,000 (Three Million and Fifty Thousand Pounds)** for the Freehold interest, subject to contract, which reflects a **gross yield of 9.00%**.

VIEWING

For further information please contact:

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