



LAMB & CO

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TUDOR PARADE, CLACTON-ON-SEA, CO15 2PL

PRICE £475,000

**** SOLD PRIOR TO MARKETING **** A unique investment opportunity comprising 5x three bedroom split level maisonettes being sold with a new long Lease of 250 years. 4 of the 5 properties are currently let with a potential yield at full occupancy of circa £53,000 PA.

- Investment Opportunity
- 5x 3 Bed Split Level Maisonettes
- Income Fully Let Circa £53,000 PA
- West Clacton
- Sold On New Head Lease
- EPCs D/D/C/D/D



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LOCATION

The property is situated on the north side of Marlowe Road at its junction with Jaywick Lane in a predominantly residential area on the west side of Clacton-on-Sea approximately 0.5 miles to the coast with Colchester being approximately 20 miles to the North-West.

SCHEDULE OF ACCOMMODATION

3a - 3 bed maisonette - 808 Sq Ft - £750pcm
4a - 3 bed maisonette - 808 Sq Ft - Vacant
(estimated £950pcm)
5a - 3 bed maisonette - 808 Sq Ft - £950pcm
6a - 3 bed maisonette - 808 Sq Ft - £900pcm
7a - 3 bed maisonette - 808 Sq Ft - £900pcm

Total current rent - £3,500pcm
Total projected rent - £4,450pcm

TENURE

Long Leasehold by way of new 250 year lease.

OUTGOINGS

Total outgoings (including ground rent, service charge & insurance) - £2,000 PA per flat

EPC

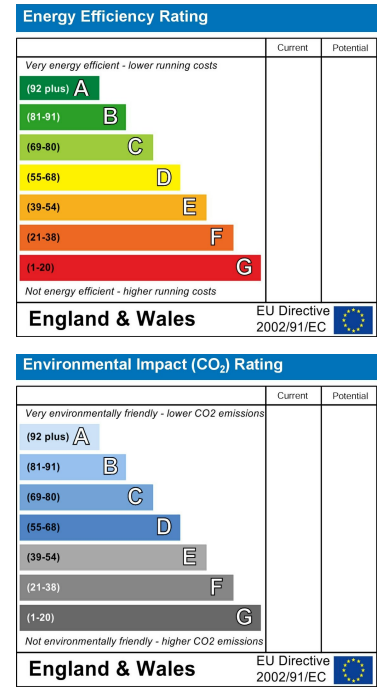
3a - D
4a - D
5a - C
6a - D
7a - D



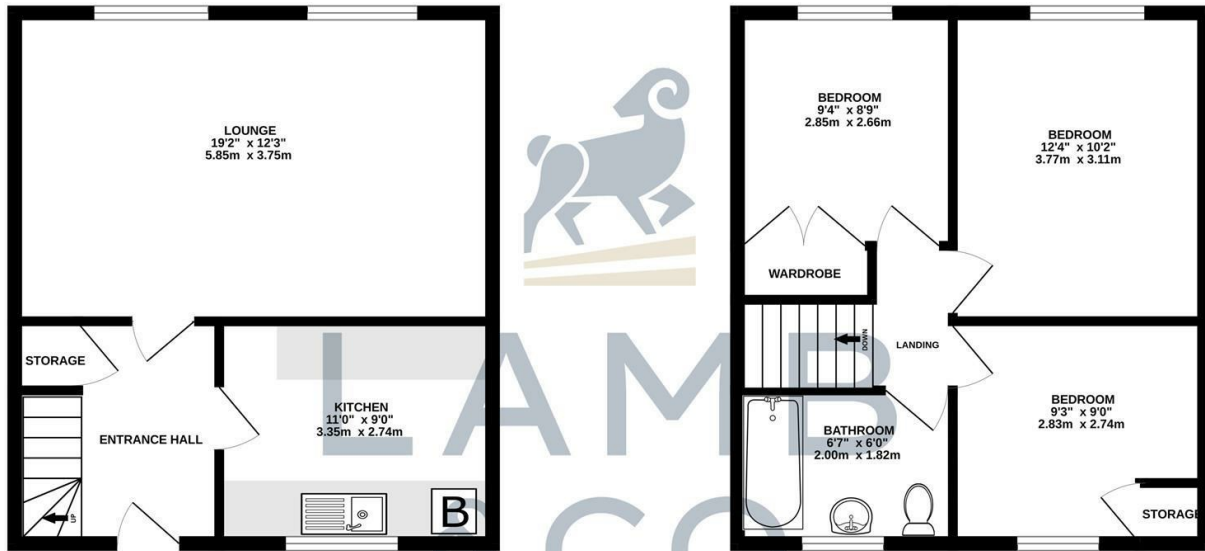
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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