TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Union Street, Torquay, TQ1
4BT

228942031

Tenanted Property Auctions

PROPERTY DESCRIPTION

Our latest listing is in Union Street, Torquay, TQ1 4BT

Rent currently agreed with tenant of **£895** per calendar month which calculates to a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...

Tenanted Property Auctions

Union Street, Torquay,
TQ1 4BT

228942031

Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £895

Market Rent: £950

Lounge

Kitchen

Bedrooms

Bathroom

Exterior

Purchase Outlay

ASSUMED PURCHASE PRICE

£126,000

10% Deposit (£5,000 Minimum)	**£12,600**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£18,600**
Purchase Balance	**£113,400**
SDLT Charge	**£6,320**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£120,720**

Your total all in costs would be ~£120,720 after taxes and fees based on a purchase price of £126,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report

This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £145,000.

2 bedroom apartment for sale

+ Add to report

St. Marychurch Road, Torquay, TQ1

NO LONGER ADVERTISED SOLD STC

Marketed from 19 Aug 2024 to 17 Apr 2025 (241 days) by I Move Estate Agents, Torquay

£145,000

2 bedroom flat for sale

+ Add to report

Ash Hill Road, Torquay, TQ1

NO LONGER ADVERTISED

Marketed from 22 Oct 2025 to 3 Oct 2026 (345 days) by Purplebricks, covering Torquay

£143,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our lettings team.

2 bedroom apartment

+ Add to report

Furzehill Road, TORQUAY

NO LONGER ADVERTISED

Marketed from 8 Mar 2025 to 12 Mar 2025 (3 days) by haart, Plymouth

£1,100 pcm

2 bedroom flat

+ Add to report

Ashton Lea, Torquay, TQ1

NO LONGER ADVERTISED

Marketed from 9 Jan 2025 to 27 Jan 2025 (17 days) by OpenRent, London

£1,100 pcm

Union Street, Torquay, TQ1 4BT

PROPERTY ID: 228942031

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.