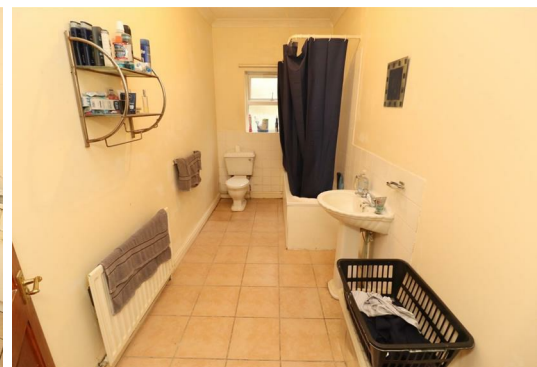




93 High Street South, Rushden, Northamptonshire NN10 0RA Price £450,000 Freehold

A great opportunity to purchase a block of five long-term LET apartments in a very convenient location towards the south side of the Town (FOUR x 1 bedroom and ONE x 2 bedroom). A rare opportunity to acquire a BLOCK of apartments and the FREEHOLD, with all 5 apartments being LET to long-term tenants. Current combined income of £32,940 per annum (a 7.32% return at £450,000) (all rents set to increase by 30.7.26 to a combined income of £36,060 per annum - a 8.01% return at £450,000) - therefore representing a perfect buy to let proposition. Please contact James Coles, Branch Manager for further information and to arrange a viewing.



Energy Efficiency Ratings

Energy Efficiency Ratings, Certificate Numbers and Expiry Dates:

Apartment 1: D66 - Certificate Number: 9188-6036-6247-6090-9250 - Valid Until: 17 March 2030

Apartment 2: C71 - Certificate Number: 9388-8040-6277-6380-3200 - Valid Until: 17 March 2030

Apartment 3: D66 - Certificate Number: 1836-1029-3500-0264-8296 - Valid Until: 14 January 2036

Apartment 4: C74 - Certificate Number: 0350-2403-6220-2427-2421 - Valid Until: 26 February 2033

Apartment 5: D63 - Certificate Number: 3632-8327-4100-0639-4292 - Valid Until: 11 March 2032

N.B

All 5 apartments are let on assured, shorthold tenancy agreements. All 5 tenants in residence are well settled and have no desire to leave:

Apartment 1 - currently let at £515.00pcm. Been in residence for 7 years.

Apartment 2 - currently let at £515.00pcm. Been in residence for 15 years.

Apartment 3 - currently let at £625.00pcm.

Apartment 4 - currently let at £595.00pcm.

Apartment 5 - currently let at £495.00 pcm. Been in residence for 12.5 years.

Current rental income of £2,745.00pcm

Current rental income of £32,940.00 per annum

All rents set to increase by 30.7.26 to a combined income of £36,060 per annum - a 8.01% return at £450,000.

Apartment 1 - £575.00pcm from 24/02/26

Apartment 2 - £575.00pcm from 03/03/26

Apartment 3 - £695.00pcm from 30/07/26

Apartment 4 - £625.00pcm from 31/05/26

Apartment 5 - £535.00pcm from 03/03/26

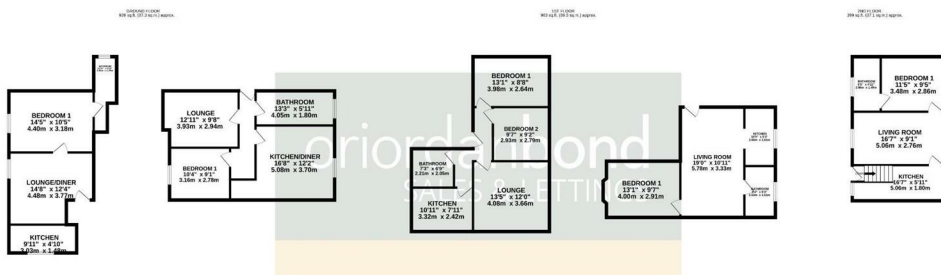
Further Information

Communal areas, accessed from a main front access on High Street South and a rear access off Albion Place also.

Communal corridors and access to all floors and all 5 apartments.

Externally, to the rear, there is a covered terrace area, garden area and drive, providing off-road parking facilities for a couple of vehicles. If the drive / garden area was reconfigured, parking for all 5 apartments could be created.

Out of respect for the tenants, only some internal photographs are being used as part of our marketing.



TOTAL FLOOR AREA: 2302 sq ft. (213.8 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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