



Residential Investment

1 Yarm Lane, Stockton-on-Tees TS18 3DR

- Five Separate Self Contained Flats
- Rental Income £42,120 per annum
- Consisting 1 x 5 Bedroom Flat & 4 x 3 Bedroom Flats
- Substantial Three Storey Corner Property
- Prominent Town Centre Position
- Excellent Investment Opportunity
- All Flats Let to Mears Group

Auction Guide Price: £375,000 +

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The property is located on the corner of Bridge Road and Yarm Lane, Stockton-on-Tees. Yarm Lane provides access into Stockton town centre and therefore has excellent footfall. The town had an estimated population of 84,318 in 2011. It is part of the Teesside built-up area, on the northern banks of the River Tees.

The Premises

A substantial three storied building occupying a corner plot, consisting 5 separate flats. All flats are tenanted by Mears Group on various lease lengths.

Description

Flat No	Description	Lease	Rent
Flat 1	5 Bed Flat	5 years from 05/05/2020	£13,057.92
Flat 2	3 Bed Flat	5 years from 31/10/2019	£7,088.64
Flat 3	3 Bed flat	5 years from 09/03/2021	£7,797.06
Flat 4	3 Bed flat	5 years from 17/10/2019	£7,088.64
Flat 5	3 Bed flat	5 years from 17/06/2020	£7,088.64
Total			£42,120.90

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Council Tax Band

TBC

Auction Guide Price

£375,000 +

EPC Rating

Flat 1 - C

Flat 2 - B

Flat 3 - C

Flat 4 - C

Flat 5 - C

Viewing

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Auction

Terms and conditions apply, see website
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Legal Pack

For a full legal pack on this property please contact: The Agents
Property Auction: 01661 831360

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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