



Residential Complex
Belvoir Road
Bottesford
Nottinghamshire
NG13 0JB



INVESTMENT OPPORTUNITY

8x 1 bedroom flats

Approximate Site Area

FOR SALE

GUIDE PRICE: £750,000

FEATURES INCLUDE:

FULLY TENANTED & INCOME PRODUCING £43,380 PAX | HIGHLY SOUGHT AFTER VILLAGE LOCATION

Location

The subject property is situated with a frontages to both High Street and Belvoir Road, at the junction with Market Street within the centre of Bottesford, a village location.

Bottesford is a village in the situated in the heart of the highly sought after Vale of Belvoir. The subject property is surrounded by residential and commercial properties including the Rutland Arms Hotel virtually opposite the subject property.

Bottesford lies approximately 20 miles to the east of Nottingham, which is accessed via the A52, whilst Melton Mowbray is approximately 16 miles to the south, accessed via the A607.

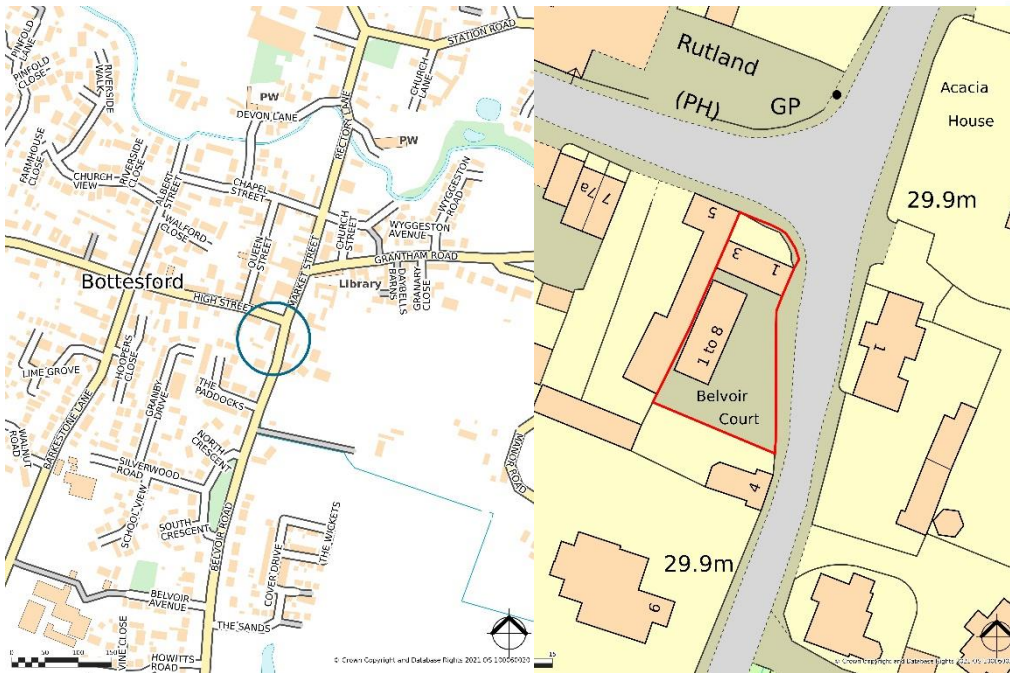
Description

The subject property briefly comprises a cottage which has subsequently been split into 2 x 1 bedroom flats situated over ground and first floor levels respectively, each having independent access. The ground floor flat is known as 1 High Street and the first floor flat is known as 2 Belvoir Road.

Within the former garden of the aforementioned cottage, there is a three-storey purpose built block of flats known as Belvoir Court .

This block of flats has two flats per floor, therefore six flats in total, each being one bedroom in nature.

The complex as a whole incorporates the former cottage and purpose-built flats, a shared car park area of tarmac surface with each flat benefiting from a single car parking space.



Plan View

Map View

Accommodation

| | |
|-----------------------|--|
| 1 High Street | 44.15 m² / 475 ft² |
| 2 Belvoir Road | 36.62 m² / 394 ft² |
| Belvoir Court | 201.22 m² / 2,168 ft² |
| Flat 1 | 34.90 m ² / 376 ft ² |
| Flat 2 | 34.90 m ² / 376 ft ² |
| Flat 3 | 34.90 m ² / 376 ft ² |
| Flat 4 | 34.90 m ² / 376 ft ² |
| Flat 5 | 30.81 m ² / 332 ft ² |
| Flat 6 | 30.81 m ² / 332 ft ² |

APPROXIMATE GROSS INTERNAL AREAS

Planning

We understand that the property has consent for residential use. For further information on planning and use, please contact Rushcliffe Borough Council Planning Control Department, telephone 0115 981 9911.

Council Tax

All flats are in Band A for Council Tax purposes. For further information please contact Rushcliffe Borough Council on 0115 981 99 11.

Guide Price

£750,000

Tenure

The properties are available to purchase on an unconditional freehold basis and with the benefit of the existing Assured Shorthold Tenancies.

Existing Tenancies

All units are currently let on Assured Shorthold Tenancies providing a total income of £43,380 per annum exclusive. Apartments have been fully occupied since being built in 2007 and tenant turnover has been extremely low. Further Information can be obtained from the Sole Agents, Musson Liggins.

Energy Performance Rating

Copies of the Energy Performance Certificates are available upon request.

VAT

Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Services

We understand that mains gas, electricity and water are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.

