

Church Street

Tewkesbury GL20 5RX



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FREEHOLD INVESTMENT OPPORTUNITY CONSISTING OF SIX 1 BEDROOM APARTMENTS WITH A COMMERCIAL UNIT ON THE GROUND FLOOR GIVING A 6.1% YIELD, THE APT'S TOTAL 2489 SQ FT

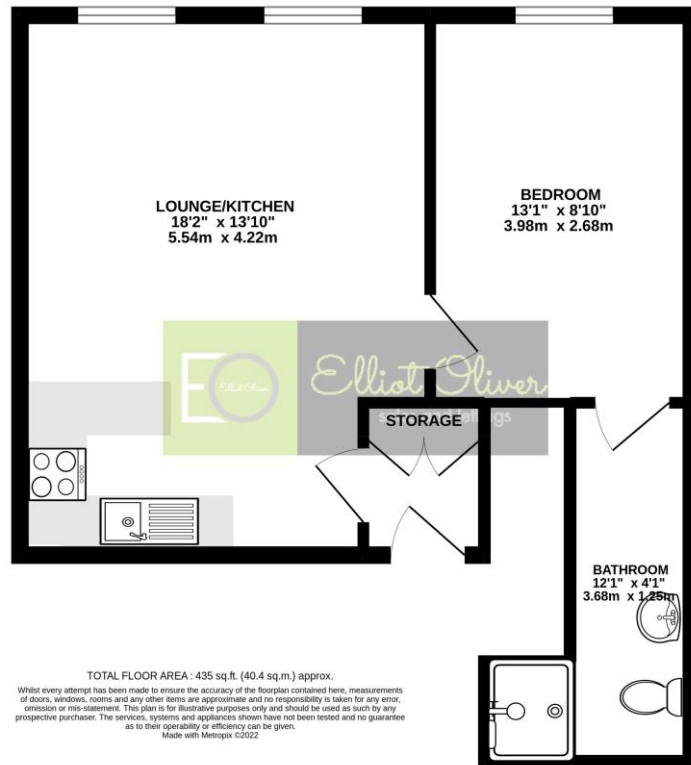
This is an opportunity to purchase a three storey town-house investment property which has been cleverly separated into six apartments with a commercial unit on the ground floor which collectively generates £4195pcm with a yield of 6.1%, we are advised there is scope for the commercial rent to be increased. Located within Tewkesbury town centre close to local shops, bars and overlooking the impressive Tewkesbury Abbey. The block will be sold with the freehold and tenants in situ.

Council Tax Band: A

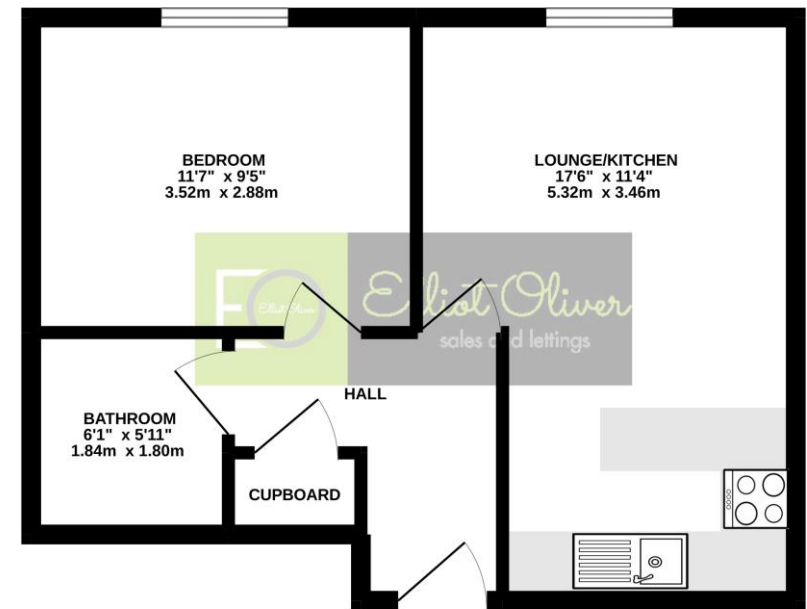




FIRST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



FIRST FLOOR
380 sq.ft. (35.3 sq.m.) approx.

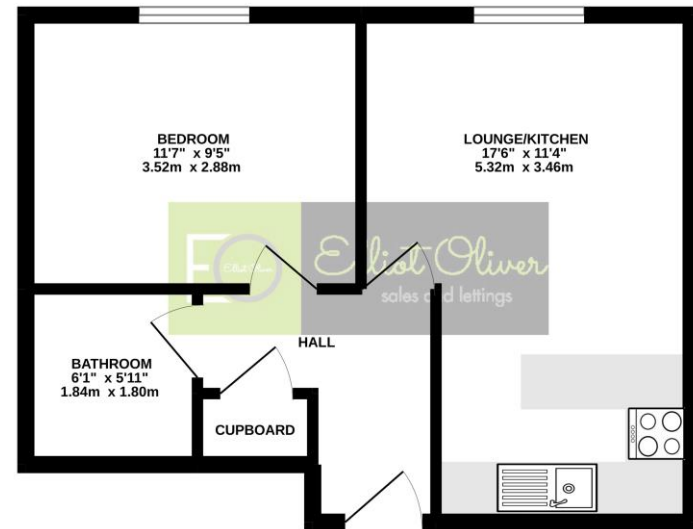




TOTAL FLOOR AREA: 457 sq.ft. (42.4 sq.m.) approx.

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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SECOND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 380 sq.ft. (35.3 sq.m.) approx.

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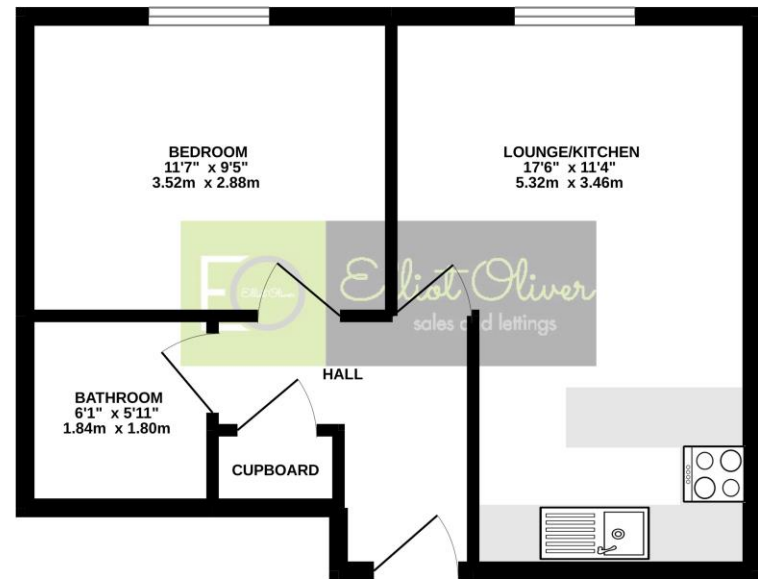


TOTAL FLOOR AREA : 457 sq.ft. (42.4 sq.m.) approx.

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THIRD FLOOR
380 sq.ft. (35.3 sq.m.) approx.



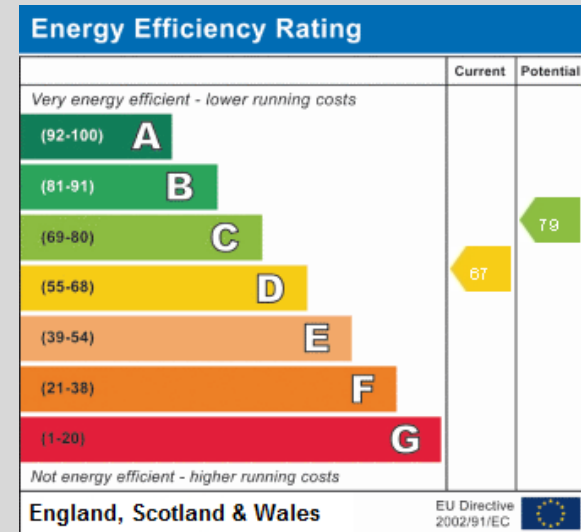
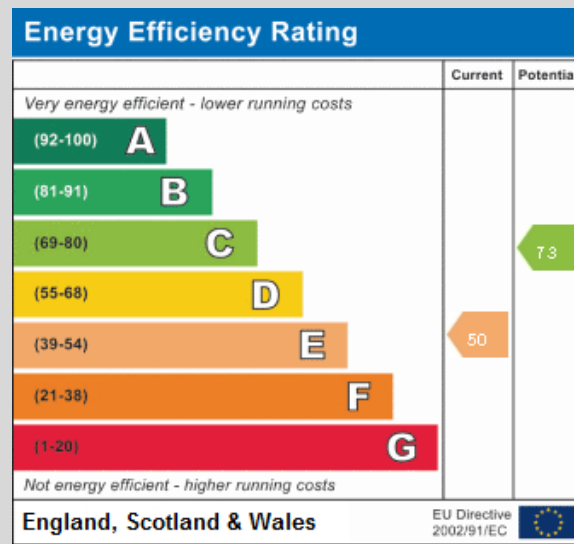
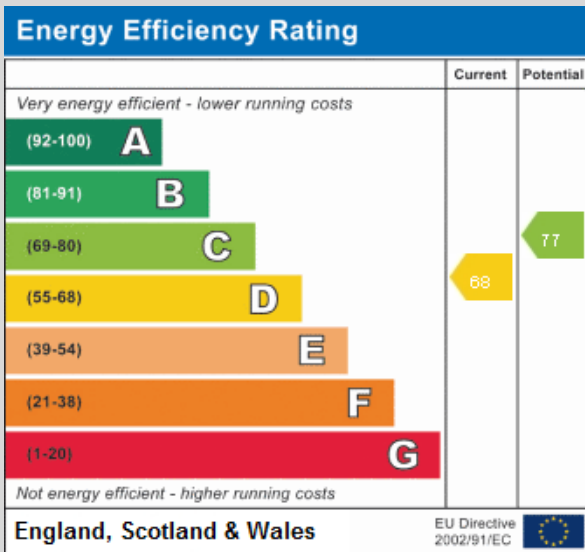
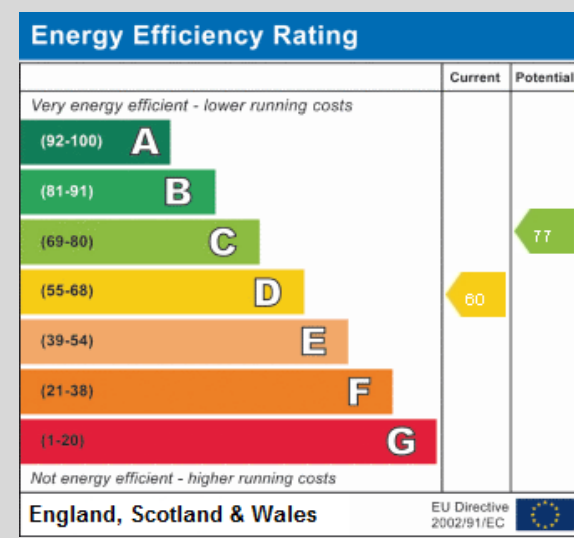
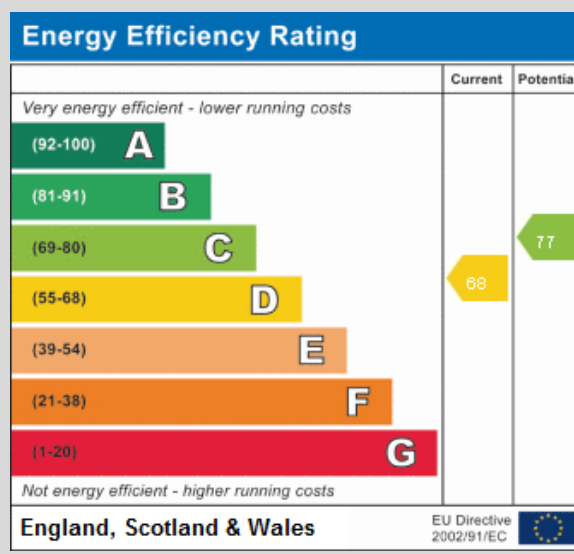
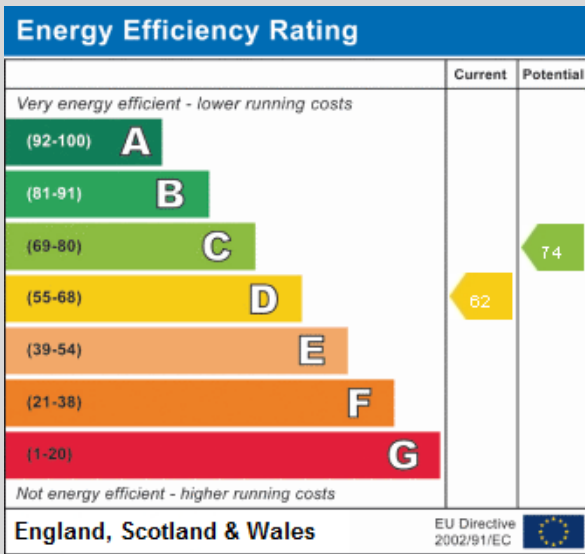
TOTAL FLOOR AREA : 380 sq.ft. (35.3 sq.m.) approx.

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Apartment	Current Rent PCM	Tenancy End Date
Flat 1 – 1 Bed	£575	Rolling Month by Month since 2019
Flat 2 – 1 Bed	£625	29 th October 2022
Flat 3 – 1 Bed	£600	13 th May 2023
Flat 4 – 1 Bed	£595	Rolling Month by Month since 2021
Flat 5 – 1 Bed	£600	17 th May 2023
Flat 6 – 1 Bed	£575	Rolling Month by Month 2019
Commercial Unit – Food Bank	£625	





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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