



Apts 1-13, 5-7 Lancaster Park Road, Harrogate, HG2 7SW

Guide Price; Circa* £1,325,000

LOT 4



Description

A fully let detached residential investment property, forming two large semi-detached houses, comprising 13 self-contained apartments, all fully let on fixed term Assured Shorthold Tenancies. Current annual rental income is £87,840 thus producing a gross rental yield, based on the guide price, of 6.62%.

The property has good potential for increasing rental income, both from future refurbishment of those apartments not already fully modernised, plus opportunities, subject to the necessary consents, to develop the large cellar and also to create two further second floor apartments to the rear of the main building, both of which we understand attained previous planning consent which has now lapsed.

All 13 apartments have gas central heating, the communal hall stairs and landings have been well maintained and there is a large car park to the rear accessed via the service road, Lancaster Park Lane. There are gardens to the front and rear.

Location

The property is located very close to Harrogate District Hospital, it is also readily accessible to local shopping amenities as well as Harrogate town centre and good road and rail public transport links.





Energy Performance Certificate

5 Lancaster Park Road - Flats 1, 2, 3, 6, 7 & 8 - Grade D

5 Lancaster Park Road - Flats 4 & 5 - Grade E

7 Lancaster Park Road - Flats 1, 2, 3 - Grade D

7 Lancaster Park Road - Flats 4 & 5 - Grade E

Tenure

Freehold - subject to existing tenancies.

Rent schedule	Rent	Term	Deposit
Apt 1 - 5 LPR	£560 pcm	29.9.21 - 28.9.22	£625
Apt 2 - 5 LPR	£550 pcm	17.7.21 - 18.7.22	£625
Apt 3 - 5 LPR	£550 pcm	14.6.08 - 12.6.22	£550
Apt 4 - 5 LPR	£575 pcm	17.7.21 - 16.10.22	£660
Apt 5 - 5 LPR	£645 pcm	1.5.21 - 30.4.22	£740
Apt 6 - 5 LPR	£545 pcm	14.7.19 - 13.7.22	£615
Apt 7 - 5 LPR	£560 pcm	15.8.18 - 12.8.22	£625
Apt 8 - 5 LPR	£525 pcm	14.9.15 - 13.3.22	£585
Apt 1 - 7 LPR	£550 pcm	26.3.21 - 25.3.22	£635
Apt 2 - 7 LPR	£615 pcm	1.9.19 - 31.8.22	£575
Apt 3 - 7 LPR	£570 pcm	10.9.12 - 9.9.22	£595
Apt 4 - 7 LPR	£495 pcm	1.9.17 - 31.8.22	£545
Apt 5 - 7 LPR	£580 pcm	1.6.03 - 27.5.22	£500

Total Per month £7,320.00

Total Per Annum £87,840.00

Services

All mains services are connected to the property.

Solicitors

Lester Campbell, 17 Park Place, Leeds, LS1 2SJ.

Tel: 0113 3229452 FAO: Victoria Martin.

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.

*See general conditions of sale for further information relating to the definition of Guide Price, Reserve Price and Additional Non Optional Fees and Costs.

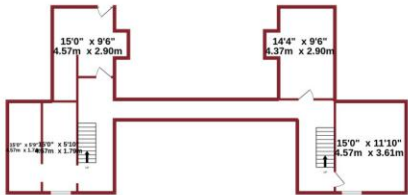




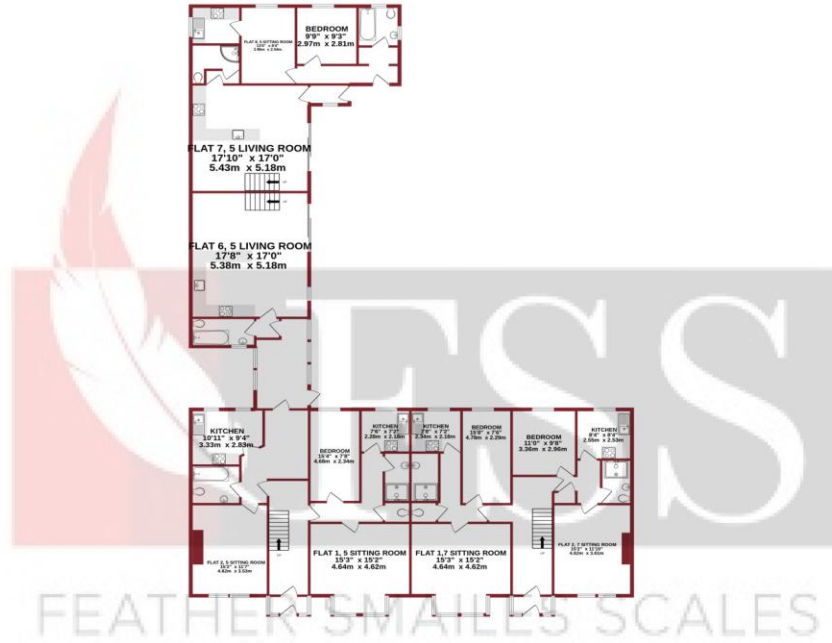




BASEMENT
974 sq.ft. (90.5 sq.m.) approx.



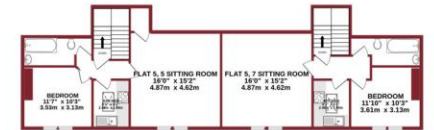
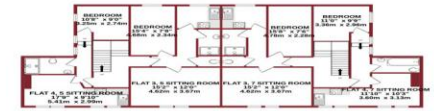
GROUND FLOOR
3397 sq.ft. (315.6 sq.m.) approx.



1ST FLOOR
1948 sq.ft. (181.0 sq.m.) approx.



2ND FLOOR
1090 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA : 7409 sq.ft. (688.4 sq.m.) approx.

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01423 501211

www.fsspproperty.co.uk
sales@fsspproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

