

MULTI LET INVESTMENT FOR SALE

Beechwood House, Front Street,
Earsdon, Whitley Bay, NE25 9JU

- Residential investment opportunity
- Popular affluent village centre location
- Comprising 12 flats
- EPC Rating C64
- Let to private individuals
- Current passing rent of £67,740 per annum
- Net initial yield of 7.13%

Guide price of £900,000

BradleyHall



LOCATION

The subject property is located on Front Street in Earsdon. Earsdon is a village in North Tyneside, situated between Shiremoor, Whitley Bay and Holywell.

Earsdon is accessed by the A192, linking with the A1058 (Coast Road) to the south and the A186 which provides direct access to the A19 to the west. The North Tyneside coastline is less than 2 miles away. Earsdon is serviced by local bus routes, providing access to Whitley Bay and Newcastle city centre.

DESCRIPTION

The property comprises a former care home which was granted change of use in 2016 to create 12 self contained apartments, over ground and first floors. The use of the flats was to provide supportive living for elderly and physically disabled, however they are now let to private individuals by way of Assured Shorthold Tenancy Agreements.

Each of the flats comprise 1 bedroom (with the exception of flats 4 and 9 which have 2 bedrooms), a kitchen, lounge and bathroom. The building provides lift access to the first floor, and to the ground floor provides a communal lounge, conservatory, communal kitchen and an external courtyard area for the residents. The first floor comprises WC facilities, a guest bedroom, office and linen store.

ACCOMMODATION & TENANCY INFORMATION

The floor area taken from the EPC is 899m² (9,677ft²).

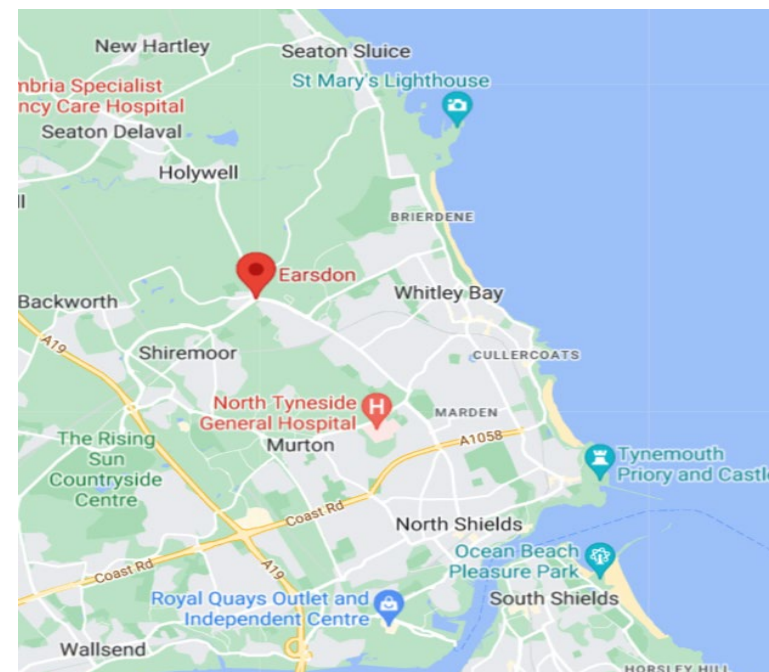
Flat	Description	Tenancy Information	Rent PCM
1	1 bedroom flat	Holding over	£520
2	1 bedroom flat	Expires 20.04.2024	£550
3	1 bedroom flat	Expires 22.11.2023	£500
4	2 bedroom flat	Expires 15.11.2023	£500
5	1 bedroom flat	Expires 19.03.2024	£525
6	1 bedroom flat	Holding over	£450
7	1 bedroom flat	Vacant	£550 (Estimated)
8	1 bedroom flat	Holding over	£500
9	2 bedroom flat	Vacant but paying rent	£500
10	1 bedroom flat	Vacant	£500 (Estimated)
11	1 bedroom flat	Expires 04.09.2023	£500
12	1 bedroom flat	Expires 31.12.2024	£520
		Total PCM	£6,140
		Total per annum	£73,680



0.2 miles from A192
0.2 miles from A186
1.6 miles from A19
2.5 miles from A1058
(Coast Road)
Bus routes on Front Street



2 miles Whitley Bay
0.8 miles from Shiremoor
1.4 miles from Holywell



EPC RATING

C64

TERMS

The freehold of the property is available with a guide price of £900,000 (Nine Hundred Thousand Pounds). This equates to a **net initial yield of 7.13%** assuming purchaser's costs at 5.63% and only £93.00 per sq ft.

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 614702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

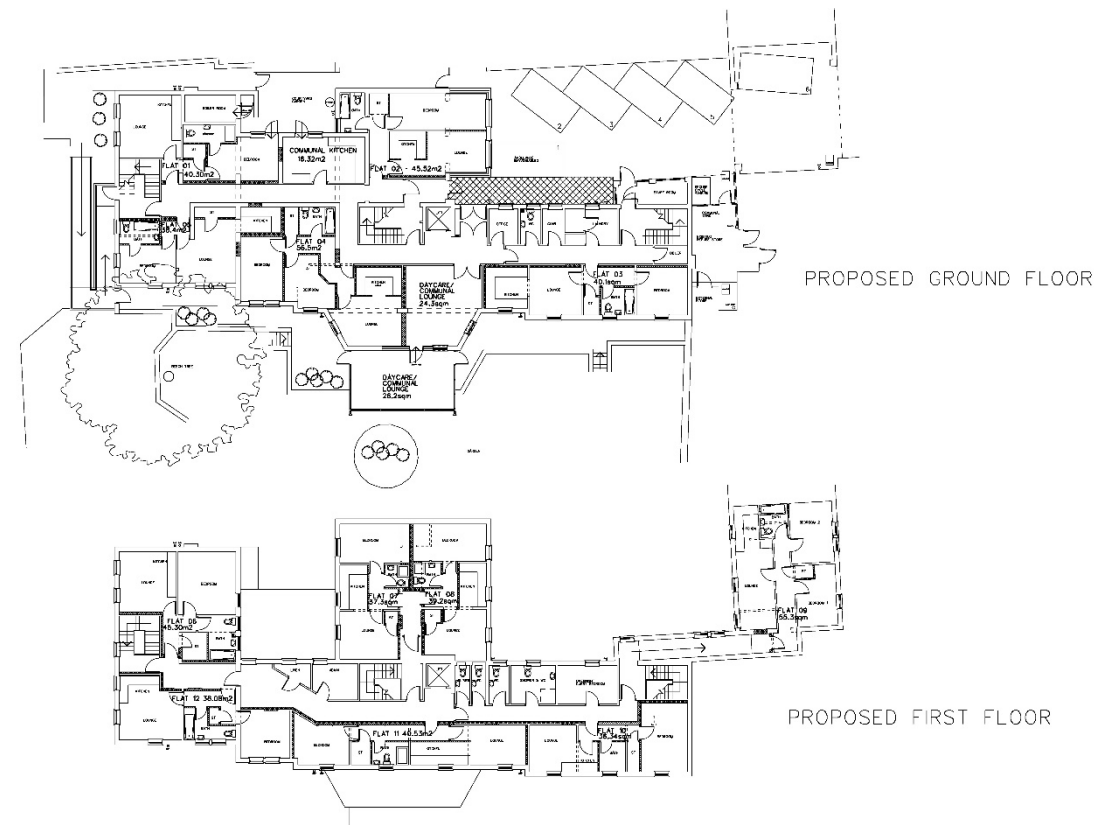
In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall or Sanderson Weatherall.

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CONTACT US

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