

Residential & Ground Rent Investment Portfolio For Sale

13 assets across Sunderland and Durham, North East

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



INVESTMENT SUMMARY

- Multi-let investment portfolio including income producing residential properties and freehold ground rent investments
- 13 assets across Durham and Sunderland, North East England comprising **226 properties**
- Combined passing income of **£353,058 per annum**
- Inviting **offers in excess of £5,000,000 (Five Million Pounds)**
- Reflects a **gross yield of 6.62%**, assuming purchasers costs at 6.59%
- Portfolio may be available in whole or in part

LOCATION

The subject properties are located across the North East of England, within and surrounding Sunderland city centre and County Durham, with further details provided for each below.

DESCRIPTION

A description and breakdown of tenancy information is provided for each property below.

DATA ROOM

Access to the data room can be provided upon request.



EPC

A copy of each EPC is available on request.

TERMS

The portfolio is available in whole with '**offers in excess of £5,000,000 (Five Million Pounds) for the benefit of the freehold interest**'. A sale at this level would equate to a **gross yield of 6.62%**, assuming purchasers costs at 6.59%.

Alternatively, the properties may be available in part with individual guide prices available noted below.

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.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

DESCRIPTION & TENANCY INFORMATION

Address	Brief Description	Current Income (PA)	Guide Price
1-28 Pickering Place, Carville, Durham, DH1 1EG	A pair of L-shaped primarily three storey purpose built apartment buildings with 27 apartments. All sold on a long leasehold basis for 125 years from January 2005.	£2,700	£140,000
1-9 Taylor Court, Carville, Durham, DH1 1EL	A three storey L shaped block of nine 2 bedroom flats, alongside 7 semi-detached townhouses. The 4 owned apartments sold on long leasehold basis for 125 years from January 2005.	£29,565	£615,000
1-14 Central Buildings, West Sunnyside, Sunderland, SR1 1BA	A four storey Grade II listed apartment building providing 13 apartments. 6 of the flats sold on a long leasehold basis for 125 years from February 2008.	£39,220	£455,000
1-23 Hawksley House, John Street, Sunderland, SR1 1JE	A three storey Grade II listed apartment building 22 apartments. Four apartments sold on long leasehold basis for 125 years from August 2007.	£103,240	£1,150,000
1-6 Customs House, West Sunnyside, Sunderland, SR1 1BA	A three storey Grade II listed apartment building comprising 6 flats. 4 of the apartments sold on a long leasehold basis and 2 are let on AST's.	£10,800	£145,000
1-32 The Post Office, West Sunnyside, Sunderland, SR1 1BH	Four storey Grade II listed building comprising 32 apartments. All, except 4 apartments have been sold on a long leasehold basis from January 2005 for 125 years.	£26,400	£425,000
1-40 The Mowbray, Borough Road, Sunderland, SR1 1PS	A five story apartment comprising 40 apartments. 27 apartments have been sold on a long leasehold basis.	£65,580	£745,000
1a-1g, 3a-3f, 5a-5f, 9a-9f The Esplanade, Ashbrooke, Sunderland, SR2 7BQ	A Grade II listed terrace of 9 three storey with basement houses to provide 25 apartments. 21 of the apartments have been sold on a long leasehold basis for 125 years from January 2009.	£34,965	£775,000
6-6a, 7-7a, 10-10a, 11-11a, 12-12a Foyle Street Sunderland, SR1 1LB	Five terraced Grade II listed, three storey building with basement houses providing 14 apartments.	£25,860	£325,000
19- 19c Borough Road Sunderland, SR1 1EQ	A two storey, end terrace building providing 4 flats. The flats are sold on a long leasehold basis for 125 years from April 2006.	£400	£19,500
40 a, b, c & d West Sunnyside, Sunderland, SR1 1JE	Grade II listed apartment building comprising 4 apartments. Apartment 4 has been sold on a long leasehold basis for 125 years from November 2006. The other flats are let on AST's.	£13,824	£245,000
44-47 Ravelston Close, Beckwith Grange, Sunderland, SR3 2PL	A two storey detached building comprising 4 apartments. All flats are sold on a long leasehold basis for 125 years from January 2006.	£500	£25,000
55-75 Earlston Street, Carley Hill Estate, Sunderland, SR5 2QS	A two storey L-shaped block comprising 10 flats. 4 of the flats are let on a long leasehold basis for 125 years from August 2006.		
		£353,058	

IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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