

RESIDENTIAL INVESTMENT - Samms Court and Stokes Court, East Bond Street, Leicester, LE1 4SX



Description:

A residential investment above retail shops located in the City Centre, opposite the Debenhams store in the Shires development.

SAMMS COURT

Accommodation & Tenancies:

Apartment 9A (f/f & 2/f):

Accommodation: Double bedroom, living room, kitchen/diner, shower & w.c

Tenancy: 6 months AST from 02.10.06 at £4,740.000 per annum exc.

Apartment 11B (f/f & 2/f):

Accommodation: Double bedroom, living room, kitchen/diner, shower & w.c.

Tenancy: 6 months AST from 14.03.08 at £4,800.00 per annum exc.

Apartment 13C (f/f & 2/f):

Accommodation: Double bedroom, living room, kitchen/diner, shower & w.c.

Tenancy: 6 months AST from 07.06.04.at £ 4,500.00 per annum exc.

Current Gross Rental Income: £14,040.00

Estimated Gross Income: £16,500.00

STOKES COURT:

Accommodation & Tenancies:

Apartment 1 (f/f & 2/f)

Accommodation: 2 bedrooms, lounge/kitchen, shower & w.c.

Tenancy: 6 months AST from 01.06.01 at £4,800.00 pa exc.

Apartment 2 (f/f & 2/f)

Accommodation: 2 bedrooms, lounge/kitchen, shower & w.c.

Tenancy: 6 months AST from 14.08.99 at £4,800.00 per annum exc.

Apartment 3 (f/f & 2/f)

Accommodation: 2 bedrooms, lounge/kitchen, shower & w.c.

Tenancy: 6 months AST from 22.06.07 at £5,100.00 per annum exc.

Apartment 7 (f/f)

Accommodation: 1 bedroom, lounge/kitchen, shower & w.c.

Tenancy: Vacant - was let @ £395.00 pcm

Apartment 8 (f/f)

Accommodation: Bedroom, lounge, kitchen, shower room

Tenancy: 6 months AST from 08.05.04 at £4,260.00 per annum exc.

Apartment 9 (f/f)

Accommodation: Bedroom, lounge, kitchen, shower room

Tenancy: 6 months AST from 30.11.07 at £5,100.00 per annum exc.

Apartment 10 (f/f)

Accommodation: Bedroom, lounge, kitchen, shower room

Tenancy: 6 months AST from 07.06.04 at £4,500.00 per annum exc.

Apartment 11 (f/f)

Accommodation: Bedroom, lounge, kitchen, shower room

Tenancy: Rent guaranteed for one year from completion at £5,100.00

Apartment 12 (f/f)

Accommodation: Bedroom, lounge, kitchen, shower room

Tenancy: 6 months AST from 16.11.07 at £4,800.00 per annum exc.

Current Gross Rental Income: £38,460.00

Estimated Gross Income: £51,300.00

Tenure:

Leasehold investment, subject to existing tenancies.

125 year lease from the date of completion.

There is a ground rent of £100.00 per flat plus service charge.

Schedule of tenancies may be altered at the time of enquiry.

Services

All mains services are connected to the property. The services, fittings and appliances (if any) have not been tested by the selling agents.

Viewing:

By appointment through the sole agents.

The Property Mis-description Act 1991

These sales particulars have been written to conform to the Property Mis-description Act 1991. All statements contained in these particulars are believed to be correct, but whilst every care is taken in their presentation, their accuracy is not guaranteed, nor do they form part of any contract or warranty, unless stated to the contrary. Interested parties should note the following:

- 1) All dimensions, distances and floor areas are approximate and are given for guidance purposes only.
- 2) Information on Rating Assessments and Town and Country planning matters have been obtained by

verbal enquiry

only from the appropriate Local Authority. Prospective purchasers/lessees are recommended to obtain written confirmation prior to entering into any commitment.

3) All information on the availability of main services is based on information supplied to us. Interested parties are recommended to

arrange for any tests to be carried out prior to acquisition.

Health and Safety

Shonki Brothers Ltd request you to exercise due diligence during your inspection of this property. Shonki Brothers Ltd are unable to warrant that the property is free from hazards or complies with Health & Safety legislation and accept no liability for injury or loss to persons or property when visiting the property.