



## FEATURES

- Auction date: 22nd & 23rd May
- Ready Made Investment
- Excellent transport links
- Potential to increase rent
- Mid-terrace property
- Long Term Tenant In Situ
- Close to town centre
- Long Leasehold

**Guide Price £36,000+**

### **Two Bedroom Mid Terrace Long Term Tenanted (£4,152 pa) Gross Yield 11.53%**

66 Whitehall Street,  
Nelson, Lancashire, BB9 9JD

## OVERVIEW

- For Sale By Online Auction - 22nd & 23rd May
- Guide Price: £36,000
- Mid Terrace House
- Tenanted: £4,152 per annum, 11.53% Gross Yield
- Long Leasehold

A tenanted stone built mid terrace property is located just a short walk from the town centre of Nelson and comprises two bedrooms and bathroom to the upper floor and lounge with kitchen diner to the ground floor.

## Investment Analysis

The property is currently let to a long term tenant that has been in situ for over 8 years, The current rent payable is £346 pcm (£4,152 pa) This represents a gross yield of 11.53%. The tenant has indicated they wish to remain in the property.

## Lot No 9

22nd & 23rd May 2019

## Accommodation

Total - 753 ft2 (taken from EPC)

## Services

We understand the property to have mains gas, electricity, water and drainage.

## Tenure

Long leasehold

## Council Tax

The property is rated in Council Tax Band A. Council Tax payable (2019/2020) is approximately £1,310.

## Buyers Premium

2% (min. £3,600) inc. VAT

## Sell Your Property

If you are thinking of selling your property, contact us now for a free appraisal and benefit from:

- 0% Seller Fee
- £0 Entry Fee
- £0 Marketing Costs
- 20 Working Day Completion
- Monthly auctions

Disclaimer: John Pye Property is the trading name of John Pye & Sons Ltd whose registered office address is James Shipstone House, Radford Road, Nottingham, NG7 7EA [registered company number 02564753]. John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of an offer, contract or warranty. 2. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. Neither John Pye Property nor any of their employees has any authority to make or give representation or warranty whatsoever in relation to the property.