



**93 High Street South,
Rushden, Northamptonshire NN10 0RA
Price £475 000 Freehold**

A great opportunity to purchase a block of five long-term LET apartments in a very convenient location towards the south side of the Town (FOUR x 1 bedroom and ONE x 2 bedroom). A rare opportunity to acquire a BLOCK of apartments and the FREEHOLD, with all 5 apartments being LET to long-term tenants. Current combined income of £32,940 per annum (a 6.93% return at £475,000) (all rents set to increase by 30.7.26 to a combined income of £36,060 per annum - a 7.59% return at £475,000) - therefore representing a perfect buy to let proposition. Please contact James Coles, Branch Manager for further information and to arrange a viewing.

Energy Efficiency Ratings

Energy Efficiency Ratings, Certificate Numbers and Expiry Dates:

- Apartment 1: D66 - Certificate Number: 9188-6036-6247-6090-9250 - Valid Until: 17 March 2030
- Apartment 2: C71 - Certificate Number: 9388-8040-6277-6380-3200 - Valid Until: 17 March 2030
- Apartment 3: D66 - Certificate Number: 1836-1029-3500-0264-8296 - Valid Until: 14 January 2036
- Apartment 4: C74 - Certificate Number: 0350-2403-6220-2427-2421 - Valid Until: 26 February 2033
- Apartment 5: D63 - Certificate Number: 3632-8327-4100-0639-4292 - Valid Until: 11 March 2032

N.B

All 5 apartments are let on assured, shorthold tenancy agreements. All 5 tenants in residence are well settled and have no desire to leave:

- Apartment 1 - currently let at £515.00pcm. Been in residence for 7 years.
- Apartment 2 - currently let at £515.00pcm. Been in residence for 15 years.
- Apartment 3 - currently let at £625.00pcm.
- Apartment 4 - currently let at £595.00pcm.
- Apartment 5 - currently let at £495.00 pcm. Been in residence for 12.5 years.

Current rental income of £2,745.00pcm
Current rental income of £32,940.00 per annum

All rents set to increase by 30.7.26 to a combined income of £36,060 per annum - a 7.59% return at £475,000.

- Apartment 1 - £575.00pcm from 24/02/26
- Apartment 2 - £575.00pcm from 03/03/26
- Apartment 3 - £695.00pcm from 30/07/26
- Apartment 4 - £625.00pcm from 31/05/26
- Apartment 5 - £535.00pcm from 03/03/26

Further Information

Communal areas, accessed from a main front access on High Street South and a rear access off Albion Place also. Communal corridors and access to all floors and all 5 apartments. Externally, to the rear, there is a covered terrace area, garden area and drive, providing off-road parking facilities for a couple of vehicles. If the drive / garden area was reconfigured, parking for all 5 apartments could be created. Out of respect for the tenants, no internal photographs are being used as part of our marketing.

