



RESIDENTIAL INVESTMENT - FOR SALE

2 Vaughan Avenue | Doncaster | DN1 2QE



LOCATION

Doncaster is a historical South Yorkshire town with a population of 310,542 persons and lies approximately 33 miles (53km) south east of Leeds, 23 miles (37km) north east of Sheffield and 16 miles (26km) east of Barnsley.

The town has excellent communications being served by Junctions 35, 36, 37 & 38 of the A1(M) which runs 3 miles to the west of the town centre. The M18 also runs approximately 3 miles south of the town centre. Doncaster Railway Station is situated on the main East Coast rail link with direct services to Leeds, York and London's Kings Cross, with a journey time to London's Kings Cross of approximately 1 hour 49 minutes.

The town was famous for its railway industry and because of its excellent communications has always been a popular location for industry and distribution companies with major employers in the town including Polypipe International, Trackwork, DFS and DB Cargo UK. Its diverse industrial base is a significant benefit to the local economy.

It is also renowned for its retail offer with a large number of national retailers represented within the town. Doncaster market is one of the biggest and most traditional markets within the North of England and has been at the heart of the town for hundreds of years.

SITUATION

The property is situated on Vaughan Avenue, approximately 0.4 miles from Doncaster Town Centre. In the immediate vicinity are a number of local retail facilities including convenience retail, cafes and takeaways.

However due to the property's proximity to the Town Centre, it also benefits from all the traditional town centre facilities including retail, leisure, railway and bus stations.

Townfield Park, one of Doncaster's largest outdoor greenfield spaces, is within easy walking distance of the property and is ideal for recreational purposes.

DESCRIPTION

The property comprises an end terrace 3 storey house with extension to the rear. The property is of glazed buff-coloured brickwork in the most part with perimeter terracotta brick and moulding details.

The property comprises 5 one-bed flats with open plan living, kitchen and dining areas of various sizes, bedroom and bathroom.

Flats 1-3 are part of the original building and access is by a side door with communal staircase. Flats 4 & 5 are situated in an extension to the rear and have independent access.

There is roadside permit parking.



TENURE

Freehold.

TENANCY

The property is let in accordance with the schedule below.

Flat 2 is currently vacant but is expected to be let shortly at £375 pcm. The property will therefore produce an annual rental income of **£19,740** upon the letting of Flat 2.

The Assured Shorthold Tenancies are on rolling tenancies.

Flat	Tenant Type	Size sq.m	Tenancy Start Date	Rent pcm
1	Retired	29	14/12/17	£355
2	Vacant	36		*£375
3	Working	42	17/03/20	£310
4	DSS	30	28/01/20	£310
5	Working	30	26/02/16	£295
ESTIMATED TOTAL MONTHLY RENTAL INCOME				£1,645
ESTIMATED TOTAL ANNUAL RENTAL INCOME				£19,740

*the flat is currently being marketed at this rent



EPC RATING

Apt	EPC Rating
1	E-52
2	D-67
3	D-66
4	C-76
5	C-80

PRICE

We are seeking offers in the region of **£210,000** subject to contract.

Based on the estimated gross income of **£19,740 pax** this would show a gross yield of **9.18%**.

Allowing a 20% deduction for management and running costs, this would give a net rental income of **£15,792 per annum** and show net yield of **7.43%**.

Based on the potential gross rental income of **£20,160 pax**, this would show a potential gross yield of **9.37%**.

Yields have been calculated allowing for a purchaser's acquisition costs of 1.75% with stamp duty at £2,000 for the first £250,000 and thereafter at 5%.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

FURTHER INFORMATION / VIEWINGS



Att: David Brackenridge
Tel: 0113 244 9020
Mob: 07711 718083
Email: david@bht.uk.com

Att: Tom Grimshaw
Tel: 0113 244 9020
Mob: 07827 965146
Email: tom@bht.uk.com

Subject to Contract
March 2021

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.