11 High Street, Gloucester, GL1 4SP

Offers Over £150,000

A chance to acquire the freehold title where the property has been converted into two separate apartments. one being a one bedroom which is currently let at £600.00 pcm. The other apartment is a duplex and offers two bedrooms which is currently let at £750.00 pcm. giving a total monthly rental income of £1350.00 which returns a yield of 10.8%

Apartment One - Ground Floor
Comprises of a lounge, kitchen, bedroom and bathroom arranged over one floor at ground level. This apartment has its own utility connections and benefits from gas central heating. This apartment also benefits from a private enclosed garden. Council Tax Band A - Gloucester City Council
Tenancy is now periodic.
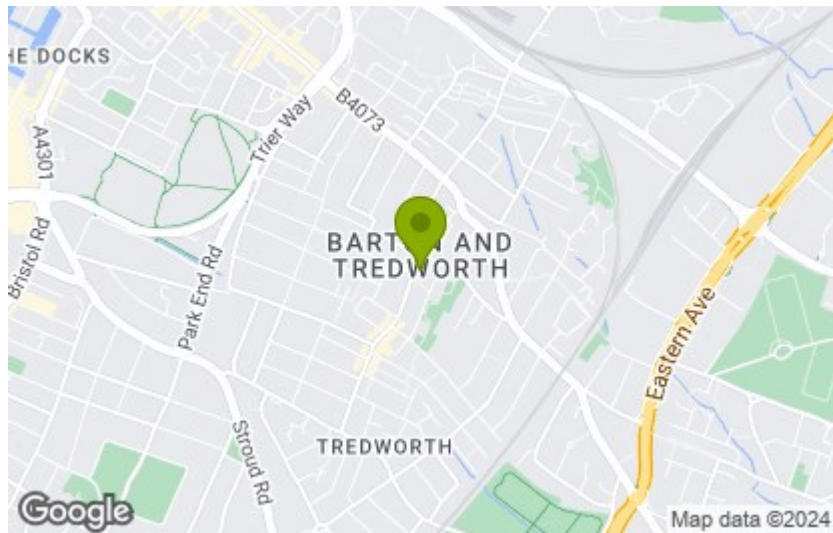
Apartment Two - First & Second Floor
Comprises of a recently refitted bathroom, kitchen, lounge and two bedrooms. This apartment has its own utility connections and benefits from gas central heating. Council Tax Band A - Gloucester City Council
Tenancy commenced 01/05/2024 on a 6 month AST.

The property is currently registered with the land registry on one freehold title.

- Freehold Title
- Two Individual Apartments
- First & Second Floor
- Tenants in Situ
- Rental Yield 10.8%
- Investment Opportunity

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		81
(69-80) **C**	76	
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) **A**		
(81-91) **B**		
(69-80) **C**		
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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