



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

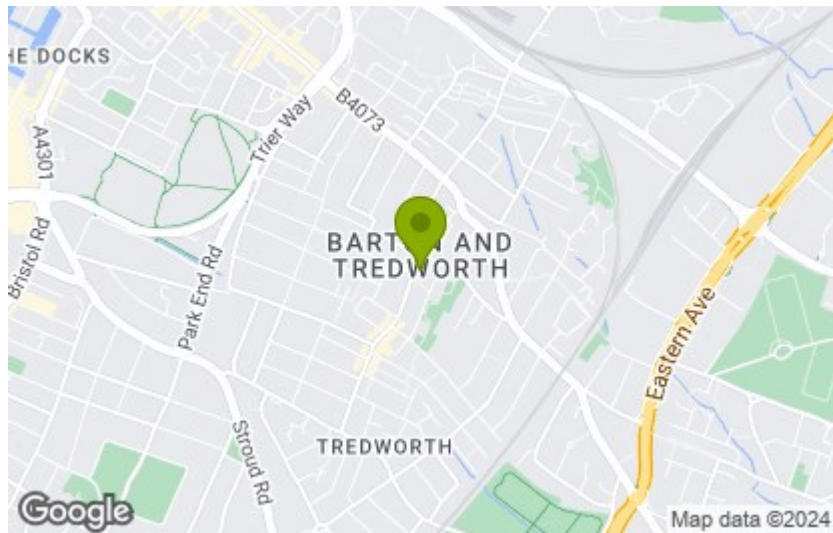
Comprises of a recently refitted bathroom, kitchen, lounge and two bedrooms. This apartment has its own utility connections and benefits from gas central heating. Council Tax Band A - Gloucester City Council
Tenancy commenced 01/05/2024 on a 6 month AST.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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