



Peter Clarke

15 Alcester Road, Stratford-upon-Avon, CV37 6PH

Offers in excess of £375,000

**STRATFORD UPON AVON** is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

## ATTENTION

## LANDLORDS/INVESTORS/REFURBISHERS

### DESCRIPTION

A valuable edge of town centre freehold investment, producing a good yield, consistent annual rents and a reliable income.

- End of terrace Victorian residence units
- 8 no letting units
- Six parking spaces
- Rent average circa £27,800
- Circa 7.5% yield

## GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in **Band E**

## CURRENT ENERGY PERFORMANCE CERTIFICATE

**RATING: Flat 1 – D, Flat 2 – E, Flat 3 – E, Flat 4 – D, Flat 5 - , Flat 6 – E, Flat 7 – E, Flat 8 - D.** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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**Peter Clarke**

**Six offices serving South Warwickshire & North Cotswolds**