



**Manor Investments (Guisborough) Limited**

REF: 160947

North Yorkshire, Overall annual income of £3,150 gained from ground rent on 21 apartments, Guaranteed for over 25 years, Minimal input required, Ideal "bolt-on" to an existing property portfolio

Asking Price: **Offers over £60,000**

Guisborough

Head Office: Knightsbridge, KBS House, 5 Springfield Court, Summerfield Road, Bolton, Greater Manchester, BL3 2NT

IMPORTANT: None of the above constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves either by investigation, inspection and / or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to person who may be interested. ALL NEGOTIATIONS SHOULD BE CONDUCTED THROUGH KNIGHTSBRIDGE.

## **Business Overview**

Manor Investments (Guisborough) Limited gains income from the ground rent on 21 apartments.

The apartments are split over two separate properties within the same plot in Guisborough and each apartment generates a yearly ground rent of £150, which allows for an overall annual income of £3,150, guaranteed for over 25 years.

The site would be an ideal purchase as a bolt-on to an existing portfolio or towards an investor, as there is minimal hourly input required for the business's core operation and therefore the opportunity would be one of silent investment that represents over 5% yield over a long-term period.

## **Location**

The two apartment blocks are located in Cleveland and are within the Guisborough area.

The town is a highly populated residential area and attracts a higher than average property value.

The area benefits from close access links to major roads such as the A19 and A66 and the town is within reach of Middlesbrough, Hartlepool and Thirsk.

The position of the apartments is just behind a commercial development which has been a successful venture by the same owners of Manor Investments.

There is further planned development to the site where both the commercial and residential schemes lie which will in turn boost the occupancy rates for the mid- to long-term.

## **Premises**

Whilst the apartments themselves are not included in the sale, they are in outstanding condition and are attractive in the rental market in the region.

This is shown within the high occupancy rate throughout the development.

There are two main blocks, which contain 21 self-contained apartments overall that are divided by a residents' car park.

There is ease of entry within the complex which leads directly onto the main A-road bypass that links the surrounding towns in the region.

## **Financial Profile**

Overall annual income of £3,150 gained from ground rent.

## **Reason for Sale**

Our clients are offering the business for sale due to other investment opportunities.

## **Staff**

The business is operated solely by our clients.

For further information or to make an appointment to view the business, please call Knightsbridge on 01204 555 050 or email us at [buy@knightsbridgeplc.com](mailto:buy@knightsbridgeplc.com) [www.knightsbridgeplc.com](http://www.knightsbridgeplc.com)