

LANCASHIRE



LET'S BUILD
Portfolios

**STRICTLY OFF MARKET AND
DUE TO BE COMPLETED BY
JUNE 2021**

Luxury Apartments Portfolio Opportunity

Let's Grow Your Portfolio

Lancashire Residential Portfolio Opportunity

- Lets Build is delighted to introduce for sale a former public house that has been carefully converted into an outstanding collection of 13 luxury 1 & 2 bedroom apartments
- The Freehold is available for the newly converted building which also comes with a 10 year warranty
- All apartments are designed and finished to the very highest standard. Highly-skilled renovation teams have cleverly crafted these spacious and characterful bespoke apartments
- There is plenty of parking at the apartments and being close to the M65 you'll have easy access to Burnley and Blackburn. While Manchester, Liverpool and Leeds are within 1 hour away

The Numbers

Financed

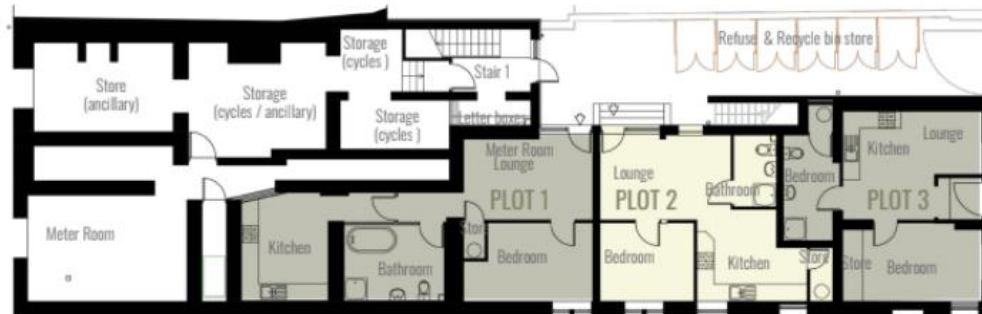
Sale Price	£900,000
Gross Rental Income per Annum	£79,500
Gross Yield	8.8%
Rental per Annum Minus Net Operating Costs @ 20%	£67,575
Purchase Price including fees	£918,000
Acquisition Costs if financed	£229,500
ROCE if financed incl Noc @20%	20.6%

No Finance

Sale Price	£900,000
Gross Rental Income per Annum	£79,500
Gross Yield	8.8%
Purchase Price	£918,000
Surplus income incl Noc	£47,325
ROCE minus 20% NOC	5.1%

**** Disclaimer - Figures are estimates taken from our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this email or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. ****

PLOT 1	1 Bedroom Apartment		
Total internal Area	41 sqm	441 sq.ft	
PLOT 2	1 Bedroom Apartment		
Total internal Area	41 sqm	441 sq.ft	
PLOT 3	2 Bedroom Apartment		
Total internal Area	55 sqm	592 sq.ft	
PLOT 4	1 Bedroom Apartment		
Total internal Area	41 sqm	441 sq.ft	
PLOT 5	1 Bedroom Apartment		
Total internal Area	41 sqm	441 sq.ft	
PLOT 6	2 Bedroom Apartment		
Total internal Area	64 sqm	689 sq.ft	
PLOT 7	1 Bedroom Apartment		
Total internal Area	41 sqm	441 sq.ft	
PLOT 8	1 Bedroom Apartment		
Total internal Area	41 sqm	441 sq.ft	
PLOT 9	1 Bedroom Apartment		
Total internal Area	41 sqm	441 sq.ft	
PLOT 10	1 Bedroom Apartment		
Total internal Area	41 sqm	441 sq.ft	
PLOT 11	2 Bedroom Apartment		
Total internal Area	64 sqm	689 sq.ft	
PLOT 12	1 Bedroom Apartment		
Total internal Area	41 sqm	441 sq.ft	
PLOT 13	1 Bedroom Apartment		
Total internal Area	41 sqm	441 sq.ft	
Storage	80 sqm	861 sq.ft	
Communal	90 sqm	969 sq.ft	
Courtyard	95 sqm	1,023 sq.ft	
GIA	723 sqm	7,780 sq.ft	
Total Area	818sqm	8,800 sq.ft	



**THIS DOCUMENT IS JUST A GLIMPSE OF WHAT IS ON OFFER. FOR
FURTHER INFORMATION PLEASE CONTACT THE DETAILS BELOW**

LETS BUILD fee 2% of Acquisition costs included in the price



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**figures and images are used for illustrative purposes
only**

Contact Christopher Gaskin

www.letsbuildproperty.co.uk

chris@letsbuildproperty.co.uk

Land Line +44 (0) 1274 296823

Mobile +44 7944 281 298