



LET'S BUILD
Portfolios

OFF MARKET AND EXCLUSIVE!

Please keep in mind that we are an off-market agency, which means that our clients privacy is paramount. To ensure that our deals remain exclusive, we have purposely omitted specific details from this brochure. Further information can be provided to qualified potential buyers.

Burton Upon Trent Apartment Block

Let's Grow Your Portfolio

Burton Upon Trent Apartment Block

- Luxury High End Apartment Block Freehold For Sale
- 61 units consisting of a mix of 1 and 2 bed apartments
- Located in Burton Upon Trent, West Midlands within a 5 minute walk to the town center
- Sale Price £9,180,000 Including fees
- Estimated gross income £504,000
- Attractive 5.4% Gross Yield
- Residents gym with a serviced office area
- 100 car parking spaces and ample bicycles space
- More info on request

The Numbers

We are extremely proud to present you with this excellent opportunity, to purchase this newly converted apartment block in Burton Upon Trent. This opportunity is completely off market and due to be completed October 2023

We are offering you the exclusive chance to acquire the freehold, prior to it ever coming to market

Purchase Price (incl fees)	£9,180,000
Estimated Gross Income Per Annum	£504,000
Gross Yield	5.4%
Acquisition Costs (Financed)	£2,295,000
Annual ROI (Financed)	21%

**** 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. ****



Info

- 18 x large 2 bed @ £165,000
- 10 x Standard 2 bed @ £155,000
- 33 x Standard 1 bed @ £130,000
- Gymnasium



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- 61 high spec flats with associated parking and a residents gym
 - The former brewery building was identified as a prime location for residential housing due to its close proximity to amenities and nearby transport links
 - The building is surrounded generally by masses of two and three story buildings, with a mixture of residential and commercial uses

Burton is historically known as the brewing capital of the world, with a number of brewers being located in the town. Molson Coors, one of the world's largest, has the largest Brewery in the UK in Burton-upon-Trent. In addition to brewing, Burton is centrally located with excellent transport links mean that a number of large employers are based with an easy commute of the town.

Amazon has large operations in the surroundings of Burton, as well as food and drink giant Nestle. Logistics industry leader DHL has operations and warehouses in Burton itself, as well as its european air freight hub at the nearby East Midlands Airport. JCB is located in nearby Uttoxeter with thousands of employees being based there.

Within an easy 30 mins commute, Derby is a hub of activity for rail, aerospace and automotive industries with major long standing corporate companies Rolls-Royce, Bombardier and Toyota employing over 22,000 people across the City.



Local Info

- Burton is the historic Brewing Capital of the World with its National Brewery Centre and also the home of England Football Teams national training center
 - Burton on Trent has one of the fastest growing economies in the UK alongside one of the youngest populations in Europe with 48% under the age of 35
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THIS DOCUMENT IS JUST A GLIMPSE OF WHAT'S ON OFFER. FURTHER INFORMATION CAN BE PROVIDED UPON RECEIPT OF A SIGNED NDA. PLEASE CONTACT THE DETAILS BELOW

Lets build fees - 2% of Acquisition cost

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