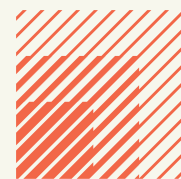




**Brickworks House,  
Claylands Road**

Bishops Waltham, Hampshire SO32 1QX

**FOR SALE**  
**Residential Investment Opportunity**  
123.97 sq.m (1,334 sq.ft)



**HELLIER  
LANGSTON**

[www.hlp.co.uk](http://www.hlp.co.uk)

01329 220111 fareham@hlp.co.uk

# Modern Converted Residential Investment

## Description

The property comprise a former office building converted in 2019 to create 2 x studio flats and 2 x 1 bedroom flats which are self contained. The building is of modern construction with part brick and rendered elevations and part insulated profile sheet clad walls and roof. The property has a tarmac parking area to the side of the property, part of which is owned by the owner of Flats 3 & 6. The four flats are fully let on ASTs and currently producing a gross rental income of £33,000 per annum.

## Proposal

Asking price of £440,000 exc. VAT subject to contract, for the Freehold interests subject to the subsisting tenancies. Title No. HP626384. This reflects a highly attractive Gross Initial Yield of 7.5% on the contracted income.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax.

## Utilities & Council Tax

**Water** - Southern Water - Bill received for whole site. Each flat has a sub-meter - read monthly and invoiced to each tenant accordingly.

**Electric** - EDF - 2 smart meters - one for Flats 1 & 4 and one for Flats 2 & 5 Bill received for each meter monthly. Each flat has a sub-meter - these are read monthly and invoiced to each tenant accordingly.

**Council Tax** - Responsibility of each property / tenant.

## AML

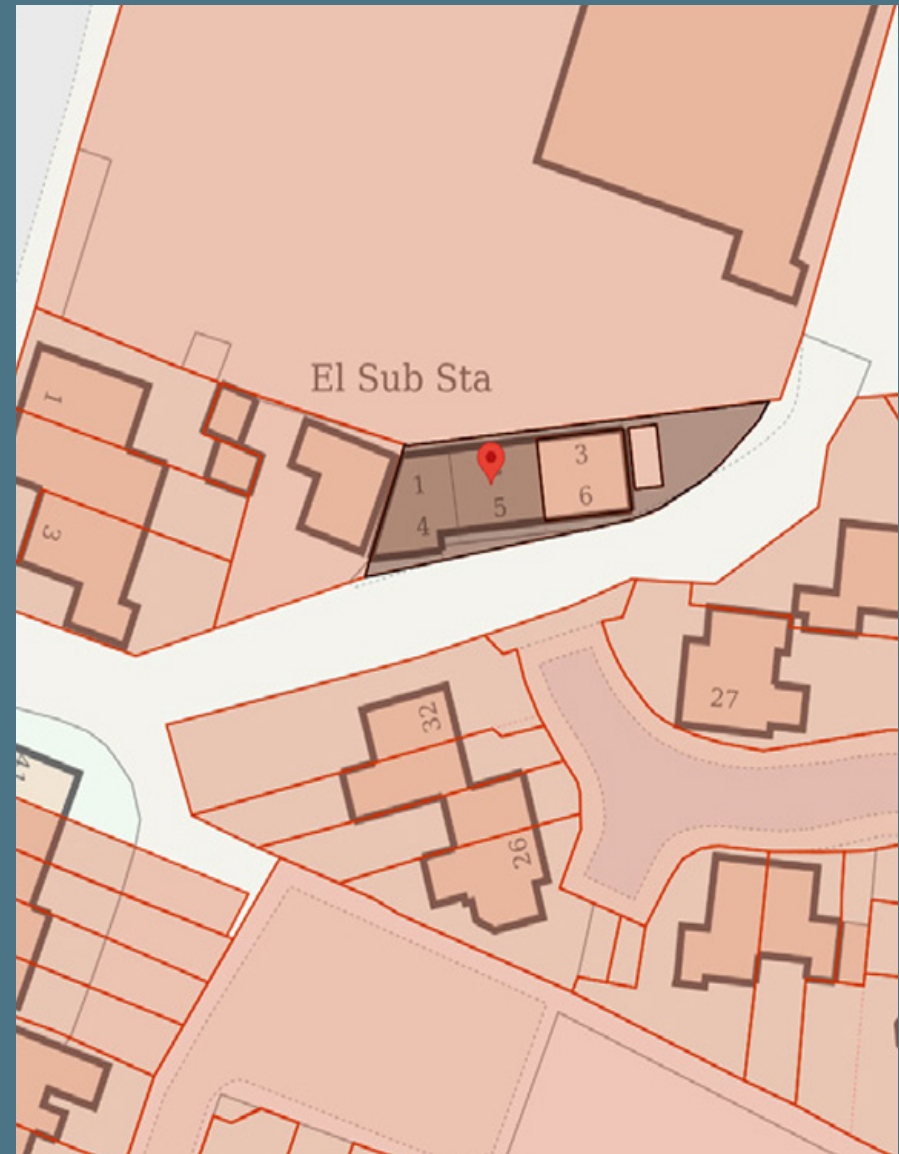
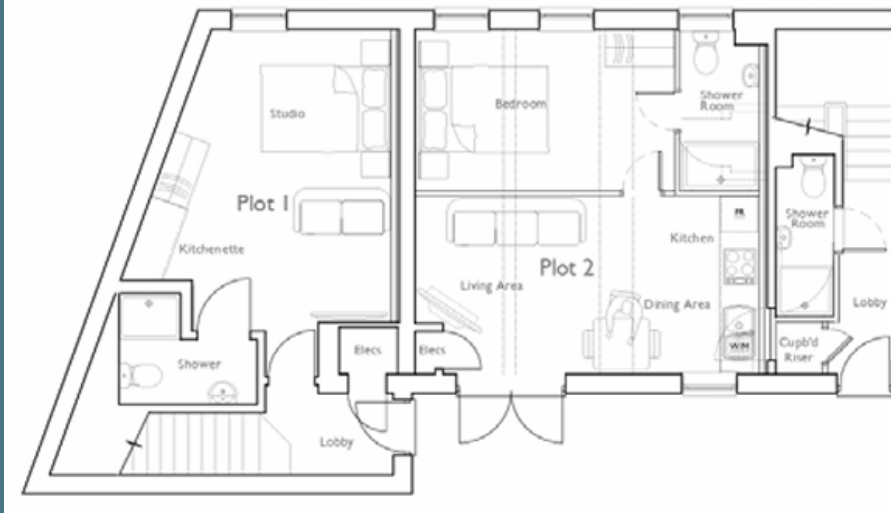
In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants. 2017 (as amended) and the Proceeds of Crime Act 2002, Hellier Langston are required to identify all prospective purchasers and tenants.

Flat No.	Description	Sq.m	Sq. ft	Council Tax Band	EPC	EICR Expiry	Tenancy Start Date	Tenancy Expiry Date	Rent pcm	Deposit
1	Ground floor studio flat - studio room with kitchenette, shower room	24.0	258	A	C69	17/12/29	10/2/25	9/2/26	£550.00	£500.00
2	Ground floor one bed flat - lounge/ kitchen, bedroom, shower room	29.37	316	A	C71	29/11/29	3/5/25	2/5/26	£725.00	£836.54
4	First floor studio flat - studio room with kitchenette, shower room	28.8	310	A	D62	28/11/29	16/5/25	15/5/26	£700.00	£807.69
5	First floor one bed flat - GF shower, lounge, kitchen, bedroom	41.8	450	B	D67	29/11/29	17/6/25	16/6/26	£775.00	£725.00
<b>Total</b>		<b>123.9</b>	<b>1,334</b>						<b>£2,750</b>	<b>£2,869.23</b>

# Floor Plans



First Floor Plan



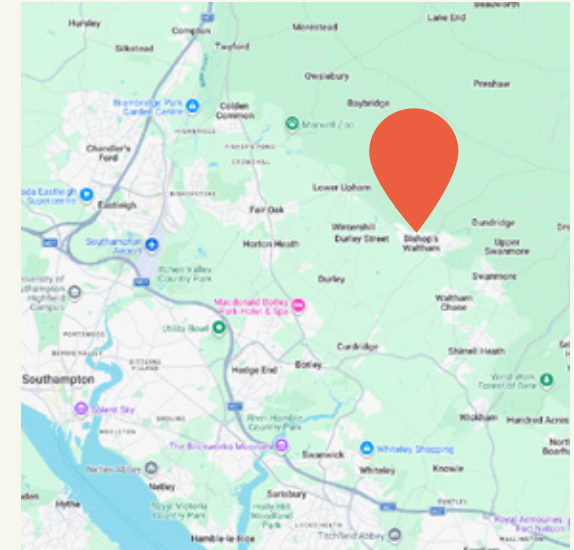
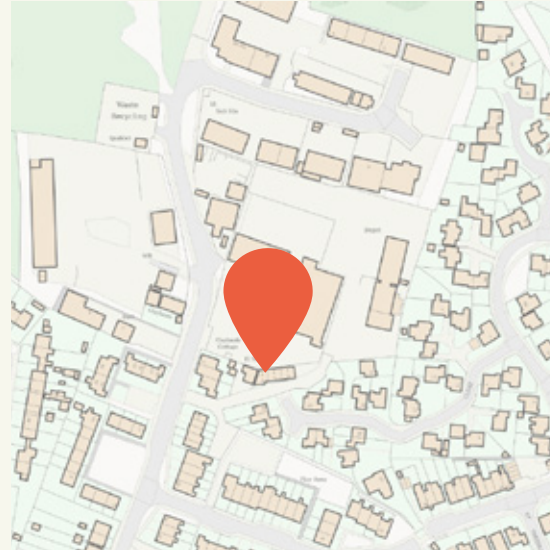
# Location

Claylands Road is located off the main B2177 Winchester Road, Bishop's Waltham which is an historic market town that has a rich history dating back to Anglo-Saxon times.

It is known for its well preserved High Street which has many Listed buildings with a mix of independent shops, traditional pubs, restaurants and cafés.

Other retailers include Boots, Sainsbury's Local, the Post Office, Co-op and Costa.

It is located in Hampshire on the borders of South Downs National Park, 9 miles east of Southampton, 12 miles south east of Winchester and 8 miles north of Fareham.



# HELLIER LANGSTON

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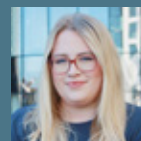


## Get intouch

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