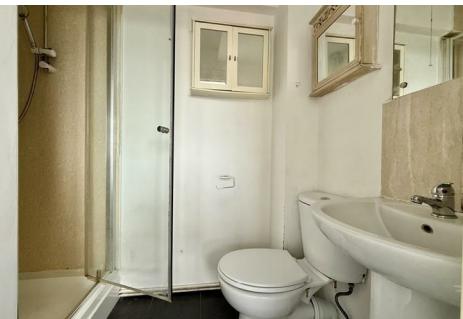




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**75 High Street, Cinderford, GL14 2SU**  
**£399,950**

An opportunity to acquire a versatile investment buy of 5 FLATS! (Freehold)  
The building is situated in the centre of Cinderford opposite Lidl.

Total gross yield at asking price 9.9%

## Summary

Currently 4 flats are vacant.

The ground floor flats have their own entrances

The top floor flats are accessed via a staircase to the outside.

5 x 1 bed flats total £3510.00PCM

Total gross rental £42,120 PA

Total gross yield at asking price 9.9 % return (gross)

## Useful Info

Flat 75-EPC rating D - 26 Sq meters

Flat 75A-EPC rating D-25 Sq meters

Flat 75B-EPC rating D - 25 Sq meters

Flat 75C-EPC rating D - 37 Sq meters

Flat 75D-EPC rating D-37 Sq meters

## Location

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

## Services

Mains drainage , all flats have electric heating and immersion tanks for hot water.

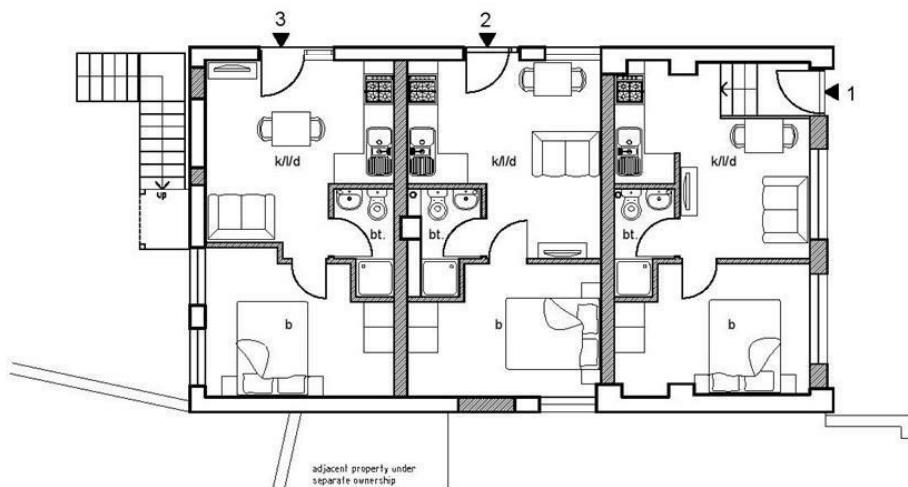
Forest Of Dean district council tax bands for all flats A

## Tenure

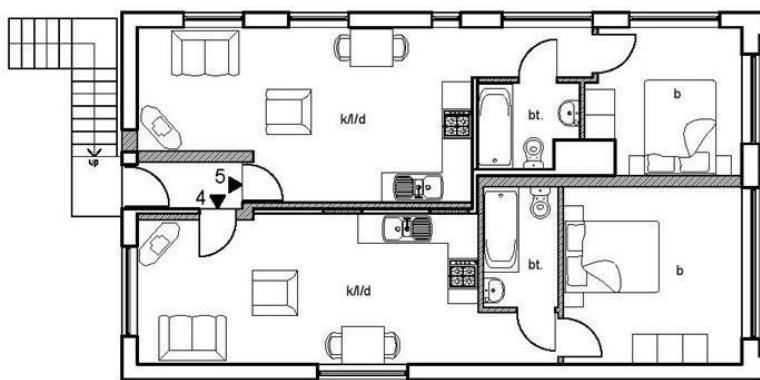
Freehold

## Floor Plan

Ground Floor Plan:



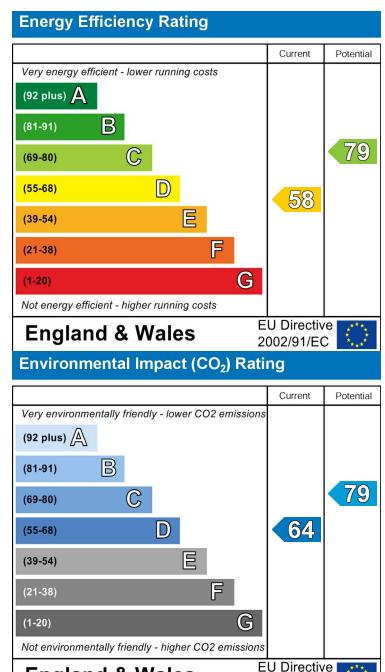
First Floor Plan:



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.