

4 LONG LEASEHOLD FLATS INVESTMENT

FOR SALE



**2, 7, 8 & 11 BOBBIN MILLS, WELL LANE, BATLEY
WF17 5HQ**

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Eddisons

2, 7, 8 & 11 Bobbin Mills, Well Lane

Batley, WF17 5HQ



Tenure

For Sale



Property Type

Residential Investment



Price

£280,000



Rental Income

£25,800 per annum



Location

Batley, WF17 5HQ



Property ID

731.4548a (1220540)

For Viewing & All Other Enquiries Please Contact:

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Director

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Graduate Surveyor

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Property

The premises comprises of 4 one bed flats located within a three storey stone built residential block.

All flats benefit from an intercom system, gas central heating, open dining/kitchen areas and WC facilities. Flat 2 and Flat 11 are located on the ground floor with Flats 7 and 8 being on the second floor of Talbot Mills.

Each flat is rented at £550 pcm. There has been a strong demand for rental of these apartments over our clients 10 year ownership.

Externally the property benefits from on street parking.

Area	m ²	ft ²
Flat 2	52	560
Flat 7	41	441
Flat 8	43	463
Flat 11	35	377

Energy Performance Certificate

EPC ratings are available on request.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Council Tax

All flats fall within Council Tax Band A.

Terms

The flats are available **For Sale** subject to the current AST's in place.

Price

Price £280,000.

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

Price is exclusive of VAT if chargeable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

2-11 Bobbin Mills is located on Well Lane just off Bradford Road. The property benefits from local transport links, being within a 10 minute walk from Batley train station and local bus routes available on Bradford Road.

The property occupies a prominent location with Tesco, JD Gyms, Aldi and Lidl all within close proximity.





