

91 - 93 HIGH STREET REDCAR, TS10 3DE DEVELOPMENT PROJECT



SUMMARY

- Purchase price is £160,000
- Renovation cost is £293,300
- Total investment needed = £453,300
- Security: first charge on the building and a refinance
- Selling price: £900,000



Call for details
+442045774046

For More Information
welcome@lingvo24.info

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partnergroupnetwork.uk

DESCRIPTION



The purchase includes the 3 storey building and the land to the rear, first phase of the build will be to split the bottom level into 2 commercial units, then 9 x 2 bedroom flats split between the two remaining levels above, the plan is to retain the building and rent the flats out, approximate value of the building and the land to the rear on completion of the works is around the £900,000 mark, I've also spoke to an agent regarding the rental figure that we could achieve for the flats and they said we could easily expect £550 pcm for each flat, there is a massive rental shortage in the Redcar area and these units would be filled before completion.

Second phase would be to develop more flats on the land to the rear, we would be putting planning in for this as soon as we purchase the building.

Purchase price is £160,000 (purchase price and other fees)

Renovation cost is £293,300.

Total investment needed = £453,300.

Security for any investor will be first charge on the building and a refinance will be used to return the investors funds.





FINANCIALS



On the following links, you can find the costs of the project%

Building Draft

Timeline

Approximate value of the building and the land to the rear
on completion of the works is around the
£900,000 mark

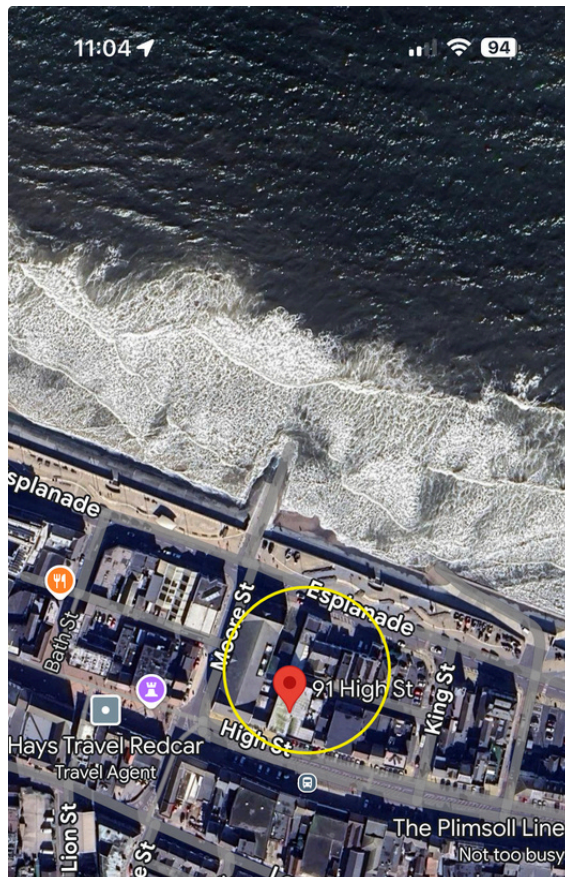


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Photos



Photos



ABOUT THE DEVELOPMENT COMPANY

The development proposed to be done by
Teesside Property Group.

Property Development company based in Teesside with over 20
years experience.

[Development Company page in Facebook](#)



MORE PROJECTS AVAILABLE FROM Teesside Property Group

Freshly developed Property: Sandy Nook, High Street

House

BEDROOMS

3

BATHROOMS

3

Link Detached Property

Three Bedrooms

En-Suite

Simply Stunning Coastal Property

Extended & Refurbished from Top to Bottom

Seconds to the Beach

BalconyGarage

Low Maintenance Gardens

No Chain Sale

Please find the pictures here



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MORE PROJECTS FROM Teesside Property Group

Barton Sports Centre (The Old Maltings), Newport, Barton upon Humber DN18 5QG

- Council Tax Band: B
- Residential conversion offering 8x Town Houses.
- Probable total rental value of circa £82,800 and potentially more if used as Air BNB
- Offering 5x Three Beds/Three Baths and 3x Two Beds/ Two Baths
- Finished to a high standard throughout
- Popular Village Location With Great Road Links
- Close To Humber Bridge
- EPC Rating: D C C C C C C C

Please find more information here



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MORE PROJECTS FROM Teesside Property Group

Barton Sports Centre (The Old Maltings), Newport, Barton upon Humber DN18 5QG

Project converted from ex-cinema to 8 residential units

Rental figures; £87,600 per year.

5x three bedroom houses

Ground Floor- Hallway, w.c. Kitchen / Lounge. First Floor- Bedroom with En-Suite, Bedroom Two and Shower Room. Second Floor- Bedroom Three and En-suite.

1x two bedroom houses

Ground Floor- Hallway, w.c. Kitchen / Lounge. First Floor- Bedroom and bathroom. Second Floor- Bedroom Two and En-suite.

2x two bedroom houses

Ground Floor- Lounge, Kitchen and w.c. First Floor- Bedroom and Bathroom. Second Floor- Bedroom and Shower Room.

Information from the CEO of Teesside Property Group



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