

# DERWENT HOUSE BLOCK PURCHASE

A unique opportunity to  
buy a freehold 40-unit  
apartment block.



Offers in the region of POA  
Subject to contract

# THE OPPORTUNITY

A unique opportunity to buy a freehold 40-unit apartment block located in the North East city of Sunderland, UK.

Ideal for investors looking for exposure to the UK private rented sector.

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## Asset Summary

- Freehold apartment block
- Located in Washington, Sunderland
- Comprising of 40 units (Mixture of 2beds, 1beds and Studios)
- All flats finished to high specification including integrated white goods
- The asset is sold with vacant possession
- Expected gross yield in excess of 7%
- Opportunity to retain as an income producing asset or break up into individual fractions

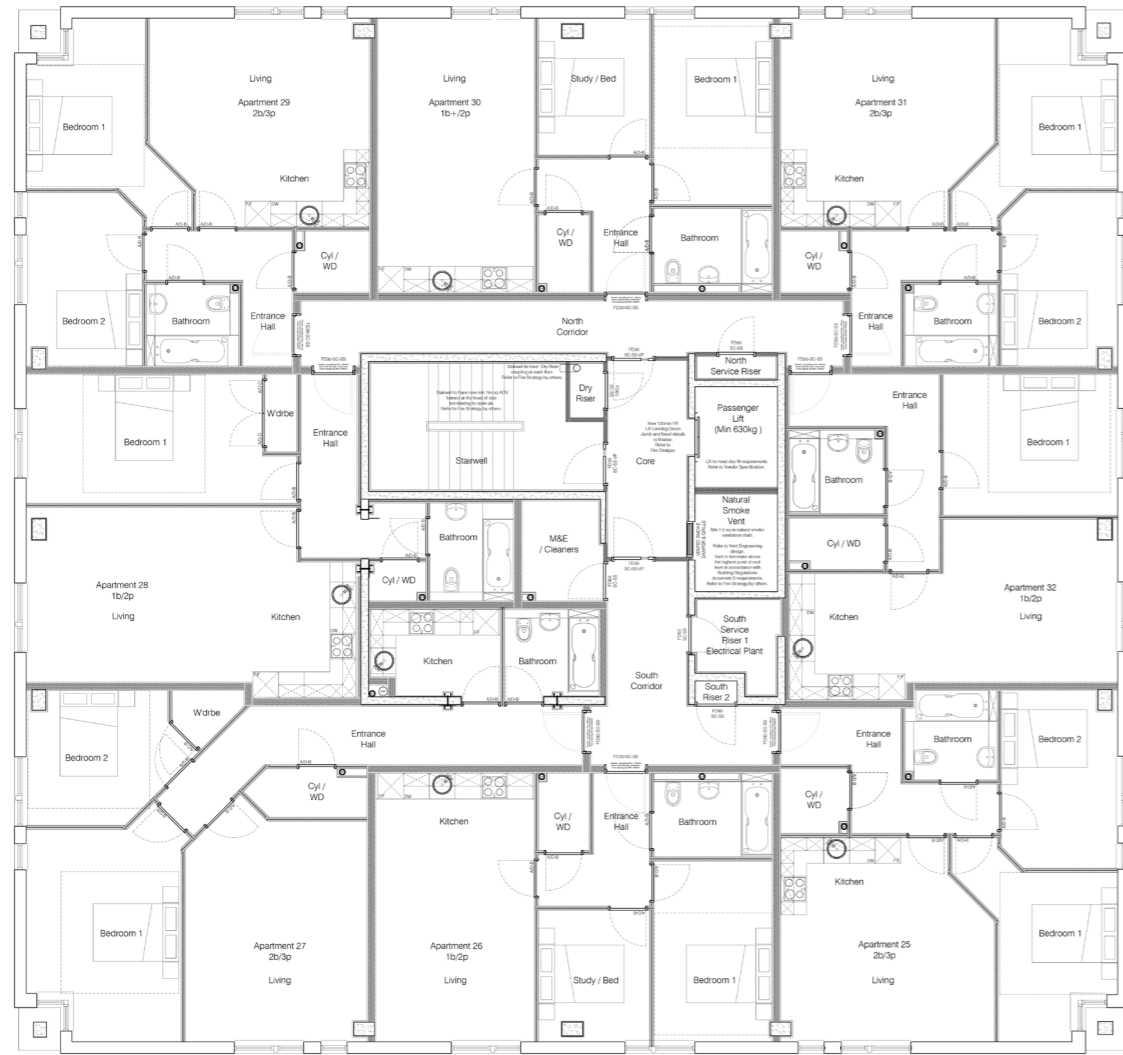
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## Specification

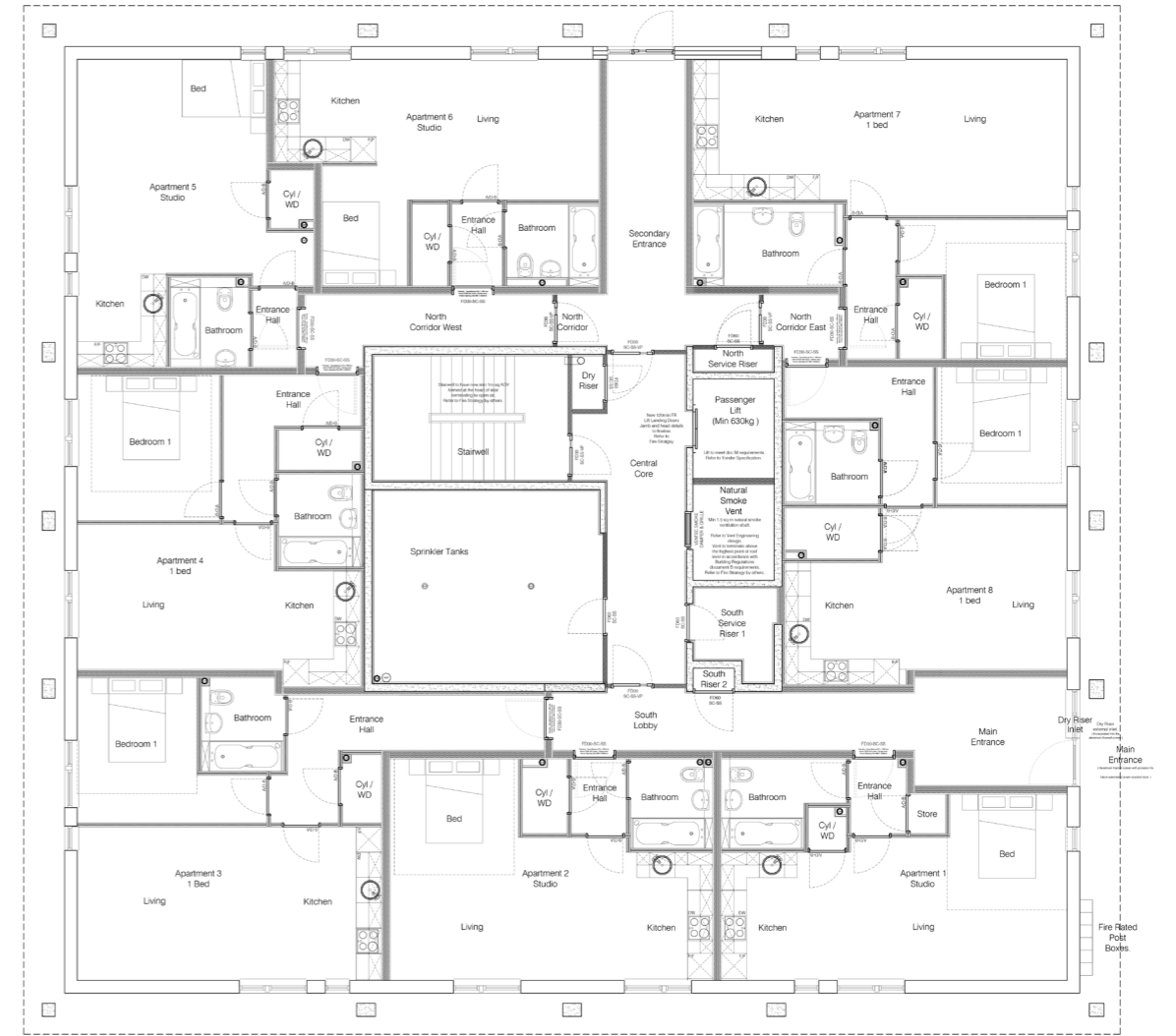
- 10-Year structural warranty
- Gated development
- Solar PV to each apartment
- Electric vehicle charging points
- Fully integrated kitchens
- Floor coverings to all rooms (laminated, carpet, tiles)
- Fibre optic internet ready
- Lift access to all floors
- Newly rendered external walls
- High spec fire detection and sprinkler system
- Parking



# FLOOR PLANS



1st to 4th  
Floors



Ground



# SUNDERLAND

Sunderland is a brilliant location for digital and business services, an advanced manufacturing powerhouse with a global presence making it one of the key cities both within the UK and globally for business and investment. Named as Smart City of the Year in 2020, it is a vibrant, digitally connected hub with plenty of opportunities for investors, partnerships, growing businesses, startups and entrepreneurs.

## Business & Investment

Named UKs

# SMART CITY OF THE YEAR 2020

Investment in city development underway

# £350 MILLION

Source: [www.mysunderland.co.uk/business-and-investment](http://www.mysunderland.co.uk/business-and-investment)

## The City

With its prime location on the North East coast, Sunderland is home to a number of booming and innovative industries including engineering, advanced manufacturing, digital, technology, aerospace and more. The UK's biggest car manufacturing plant is based in the city, and Sunderland is a European centre for electric vehicle research and production.

The 'can do' hard-working attitude of the local workforce attracts talent from the UK and across the world, as well as some of the world's biggest brands who've laid down roots in the city.

From first class office spaces, excellent transport links and unique culture, to the £350 million investment in city development underway, with further investment from key players Legal & General, Sunderland is a great city for businesses and investing.

## Location

The subject property is located on Parsons Road, Washington, Sunderland. The property is located approximately 0.5 miles to the North West of Washington town centre and within 400m of the A194(M) motorway which in turn links with the A1(M) and Tyne tunnel. The A19 is also readily accessible and lies approximately 2 miles to the East. The property is conveniently located next to transport links, shopping outlets, schools, parks and healthcare.

