

**MEMBERS
ONLY** PRO
MEMBERSHIP

52-58 Grosvenor Street - Residence, Cheltenham

Forecast yields up to 17%NET!!!



We are excited to introduce our new development in Cheltenham. An amazing opportunity to buy in one of the most sought after locations in the UK – 4 Georgian houses, lovingly converted into 17 apartments in a very desirable area within the town centre. Each apartment having its own floor and most with outside space. Cheltenham has a rich history as a Spa town and is host to 30 different festivals a year, on top of that you have one of the most iconic race meetings in the world where 65,000 people per day converge on the Town. This is no ordinary conversion – high end, fashionable and boutique it is a seriously good asset to any investment.

PROMO VIDEO: [Residence Cheltenham](#)

PLEASE NOTE – NO SELF MANAGEMENT ON SHORT TERM LETS – ONLY ALLOWED THROUGH A RECOGNISED AND APPROVED MANAGEMENT COMPANY.

Final unit available with parking available: £259,950.

**MEMBERS
ONLY** PRO
MEMBERSHIP



Details:

Conversion of 4 Georgian Houses into 17 apartments

13 x 1 beds and 4 x 2 beds

Full Address: 52-58 Grosvenor Street, Cheltenham, GL52 2SG

Prices start at £194,500 for a 1 bed and up to £249,500

All house conversions have separate PC dates

999 Year lease

Peppercorn ground rent

Estimated service charge of £2.06 per square foot

Short Term lets allowed in the lease but only by a recognised managing agent - you cannot SELF MANAGE

10 parking spaces available at £10,000

Large tourism and corporate model

1 bed nightly rate £112 per night on average

2 bed nightly rate £152 per night on average

Net returns on booking are between 8-12% dependent on occupancy (this is without, the possible huge nightly/weekly rates of the peak times – Festivals & race meetings)

It is hard to predict as so many weeks will be massively over expectations – if you look at Cheltenham week which is the 12th – 19th for example on Airbnb or BDC then you will see ridiculous rates – there are plenty other race meetings and 30 festivals so we have tried to base it on a normal rate and not take these into account.

Forecast returns of £3k - £10k for the Gold cup week alone!

Famous spa town – more information here [Your guide to Cheltenham | Stay, What's On, Things to Do \(visitcheltenham.com\)](https://www.visitcheltenham.com)

High rental demand and strong Capital appreciation

Payment Plan:

£2,000 Reservation Deposit

25% on exchange

75% on completion

Availability:

CHELTENHAM - THE RESIDENCE					
17 UNITS					
FLAT	FLOOR	BEDS	EXTERNAL SPACE	SQFT	LIST PRICE
3	1	2	BALCONY	605	Reserved
4	2	1	N/A	530	Reserved
5	3	1	N/A	495	Reserved
54 GROSVENOR STREET					
1	LG	1	PATIO	540	Reserved
2	G	1	PATIO	620	Reserved
3	1	2	BALCONY	655	£259,950
4	2	1	N/A	505	Reserved
56 GROSVENOR STREET					
1	LG	1	PATIO	540	Reserved
2	G	1	PATIO	570	Reserved
3	1	2	BALCONY	655	Reserved
4	2	1	N/A	550	Reserved
58 GROSVENOR STREET					
1	LG	1	PATIO	450	Reserved
2	G	1	PATIO	630	Reserved
3	1	2	BALCONY	655	Reserved
4	2	1	N/A	570	Reserved

ESTIMATED PC DATES

- 52 Grosvenor Street – PC Date: Sept 2023
- 54 Grosvenor Street – PC Date: November 2023
- 56 Grosvenor Street – PC Date: March 2024
- 58 Grosvenor Street – PC Date: July 2024



Developer:

Cheltenham Point LLP are 3 individuals who are very wealthy in their own right and have completed – we also have a proof of funds letter from their solicitor.

Management Company:

Residential Estates/My Property Host for STL

Projections:

1 bed - Cheltenham - sleeping 4							
Price	£195,000.00						
RESIDENTIAL ESTATES FIRST YEAR ESTIMATES							
Occupancy		Nightly Rate	Gross Income	Service Costs/Ground Rent	Variable Costs	Net Income	Net Yield
Low	70%	£120.00	£30,660.00	£1,000.00	£13,797.00	£15,863.00	8.13%
Medium	80%	£120.00	£35,040.00	£1,000.00	£15,768.00	£18,272.00	9.37%
High	90%	£120.00	£39,420.00	£1,000.00	£17,739.00	£20,681.00	10.61%
Typical Variable Costs Include							
Council Tax*	£1,200.00						
TV	£150.00						
Internet	£300.00						
Electricity	£1,500.00						
Water	£400.00						
Booking Commission	10%						
RE Management Fee	19% +VAT						

2 bed - Cheltenham							
Price	£250,000.00						
RESIDENTIAL ESTATES CONSERVATIVE FIRST YEAR							
Occupancy		Nightly Rate	Gross Income	Service Costs/Ground Rent	Variable Costs	Net Income	Net Yield
Low	70%	£152.00	£38,836.00	£1,200.00	£17,476.20	£20,159.80	8.06%
Medium	80%	£152.00	£44,384.00	£1,200.00	£19,972.80	£23,211.20	9.28%
High	90%	£152.00	£49,932.00	£1,200.00	£22,469.40	£26,262.60	10.51%
			£4,161.00			£2,188.55	
Typical Variable Costs Include							
Council Tax*	£1,200.00						
TV	£150.00						
Internet	£300.00						
Electricity	£1,500.00						
Water	£400.00						
Booking Commission	10%						
RE Management Fee	19% +VAT						

**MEMBERS
ONLY** PRO
MEMBERSHIP



**MEMBERS
ONLY** PRO
MEMBERSHIP



**MEMBERS
ONLY** **PRO**
MEMBERSHIP



MEMBERS ONLY **PRO** MEMBERSHIP



**MEMBERS
ONLY** PRO
MEMBERSHIP

