



- **A HMO mixed use investment producing £54,000 per annum.**

**Description** A HMO mixed use investment property currently producing £54,000 per annum. A pair of three storey terraced properties comprising a ground floor retail unit which is currently let by way of a 5 year lease from September 2013 to Walton Flooring for a rental of £14,400 per annum. The upper floors are currently let as a 12 Bed HMO to professional tenants on separate Assured Shorthold Tenancies at a rental of £39,600 per annum. The property is fully HMO compliant and has been newly renovated to include new kitchens, bathrooms, flooring and boilers.

**Situated** Fronting a busy main road position opposite the newly erected Tesco Extra, within close proximity to local amenities, Schooling and transport links

**Basement** Cellar Not inspected.

**Ground Floor Shop** Main Sales area, Storage, Kitchen, WC, Office.

**83a Ground Floor**  
Separate front entrance, Main entrance hallway

**First Floor** Shower room/WC, three Rooms

**Second Floor** Kitchen/Diner, Communal Lounge, two Rooms, Bathroom/WC

**83b Ground Floor**  
Separate front entrance, Main entrance hallway

**First Floor** Two WCs, Shower Room, Bathroom, Communal Kitchen/Dining room, two Communal Lounge, seven Rooms, Balcony.

**Second Floor** Potential to provide further accommodation.



Not to scale. For identification purposes only

