

# ON BEHALF OF A PRIVATE CLIENT

9 Bath Street, Southport, PR9 0DP

Asking £325,000

## Property Features



A three storey, mid terrace 10 bedroom HMO



Let and producing a total annual income of £47,388p.a. With the opportunity to increase to £52,608p.a. once fully let.



Located circa 1 mile from Southport beach and approximately half a mile from Southport Railway Station

## CONTACTS

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# The DESCRIPTION

**The property provides a three storey 10 bedroom HMO.**

The ground floor provides rooms 1, 2 and 3, plus a shared kitchen.

The first floor comprises rooms, 4, 5, 6 plus a shared kitchen

The second floor provides rooms 7, 8 and 9 plus a shared kitchen,

Room 10 is located within the basement.

Each bedroom has an ensuite shower room. Bedroom numbers 4 and 7 are larger rooms.

Externally, there is off street parking to the front of the property. To the rear there is a shared yard with access out to the bin store.



# The ACCOMMODATION

Approximate floor areas are as follows:

## Basement

Bed 10- 21.7

## Ground floor

Bed 1- 18.7

Bed 2- 15.6

Bed 3- 15.3

Kitchen- 14.2

## First floor

Bed 4- 25.9

Bed 5- 15.3

Bed 6- 15.3

Kitchen- 10.7

## Second floor

Bed 7- 23.3

Bed 8- 9.9

Bed 9- 13.5

Kitchen- 10.44

\*Ensuites included in sizes of bedrooms

**Total- 221m2 / 2,379 sq.ft.**



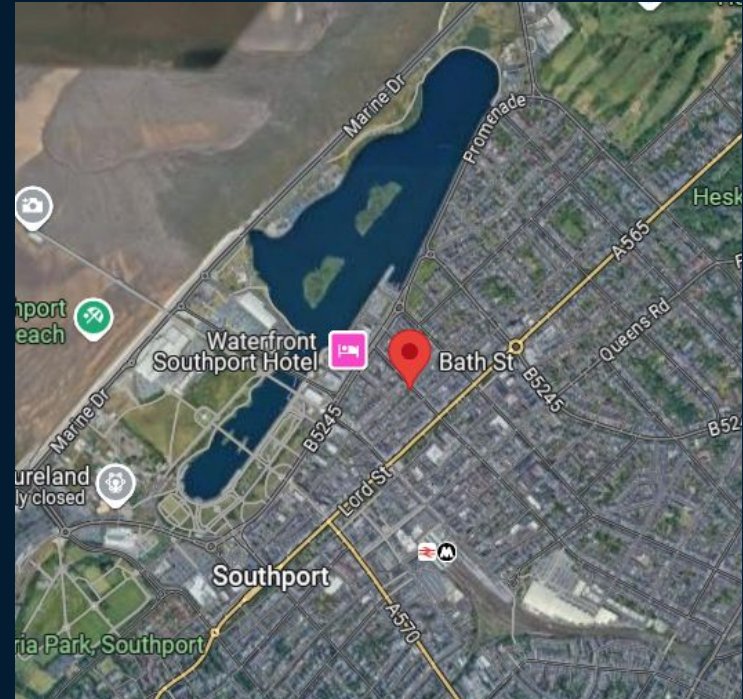
# The SURROUNDINGS

## LOCATION

Bath Street is located close to the centre of Southport and provides a mixture of uses to include residential apartments, HMOs, and B&B / guest house accommodation.

Southport Beach is circa 1 mile away and the railway station is around half a mile from the property. There is a range of local amenities close to the subject.

Bath Street is accessed via Lord Street, which is the main A road that links Preston to Liverpool via Southport and Formby along the west coast.



# The OCCUPANCY

| Number | Rent pcm |
|--------|----------|
| 1      | £450     |
| 2      | £435     |
| 3      | V        |
| 4      | £555     |
| 5      | £450     |
| 6      | £412     |
| 7      | £477     |
| 8      | £390     |
| 9      | £390     |
| 10     | £390     |

## FURTHER INFORMATION

There is no gas in the property and electricity is supplied by card operated submeters in each unit. Water is paid by the landlord.

## TENURE INFORMATION

Freehold under title number MS179674.

## EPC

Room 1- C  
Room 2- C  
Room 3- C  
Room 4- C  
Room 5- C  
Room 6- C  
Room 7- C  
Room 8- C  
Room 9- C  
Room 10- C

## COUNCIL TAX

D- Charge for 2024/25 is £2,367.42.

## HMO LICENCE

The licence is valid from 09/01/23 until and including 08/01/28. The licence is for a maximum of 14 people.

## PRICE

Asking for offers in the region of £325,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## AMY SELFE

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# Photographs

