



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Duke Street

Southport, PR8 5BZ

**Offers In Excess Of £280,000**

\*\*\*OVER 11% INVESTMENT YIELD ON OFFER!!! A FULLY LICENSED HMO!!!!\*\*\*\*\*NO CHAIN & FREEHOLD\*\*\*

Flexi Agent are delighted to offer this exciting investment opportunity, a detached property split into seven flats. Located on Duke St, it is located in a highly sought after location with easy access to Southport town centre.

Sold with tenants in situ, there are six bed-sits sharing two bathrooms and one fully self-contained flat (being called flat seven which is located on the first floor) and 5 garages generating an income of £500pcm all together producing an annual income of £35,232 per annum. This is based on the current rental income which hasn't increased yet.

Electricity is on a payment card and current rent includes gas, water & council tax. Flat 7 pays council tax and gas.

Sefton Council landlord licence HMO granted.

Current rental incomes;

Flat 1 - £325pcm

Flat 2 - £325pcm

Flat 3 - £346pcm

Flat 4 - £325pcm

Flat 5 - £360pcm

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- SUPERB INVESTMENT OPPORTUNITY
- HMO LICENCE GRANTED
- 7 RENTAL UNITS
- 6 BEDSITS
- 1 FULLY SELF CONTAINED FLAT
- 11% INVESTMENT YIELD
- SOUGHT AFTER LOCATION
- SOLD WITH TENANTS IN SITU
- GARAGES
- VIEWINGS AVAILABLE UPON REQUEST





## Floor Plan

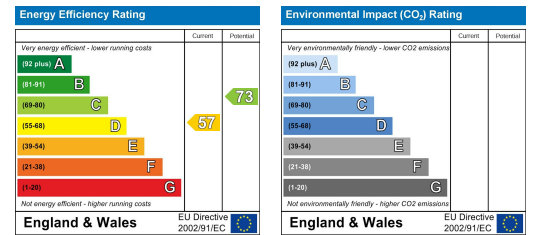


Total Area: 182.8 m<sup>2</sup> ... 1967 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.