

Stoke-On-Trent - 477 Etruria Road, Staffordshire ST4 6JW
Freehold 6-Bed HMO Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Freehold 6-Bed HMO Investment



Investment Consideration:

- Purchase Price: £300,000
- Rental Income: £24,420 p.a.
- ERV: £29,760 p.a. GIY: 9.92%
- VAT is NOT applicable to this property
- Comprises mid-terrace 6-bedroom HMO (all rooms are en-suite)
- Situated in predominantly residential area with nearby occupiers including Pure Gym (opposite), Takeaway, Pharmacy and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1	En-suite bedroom with shared kitchen/living room	Individual	6 Months from 11 January 2023	£4,800	Note 1: AST Note 2: Deposit held of £200
Room 2	En-suite bedroom with shared kitchen/living room	Individual	4 Months from 15 January 2022	£4,740	Note 1: AST Note 2: Deposit held of £92
Room 3	En-suite bedroom with shared kitchen/living room	Individual	6 Months from 16 June 2023	£5,340	Note 1: AST Note 2: Deposit held of £200
Room 4	En-suite bedroom with shared kitchen/living room	Individual	6 Months from 10 December 2022	£5,100	Note 1: AST Note 2: Deposit held of £200
Room 5	En-suite bedroom with shared kitchen/living room	Vacant		ERV: £5,340	
Room 6	En-suite bedroom with shared kitchen/living room	Individual	6 Months from 19 June 2023	£4,440	Note 1: AST Note 2: Deposit held of £200
Total				£24,420	
ERV				£29,760	

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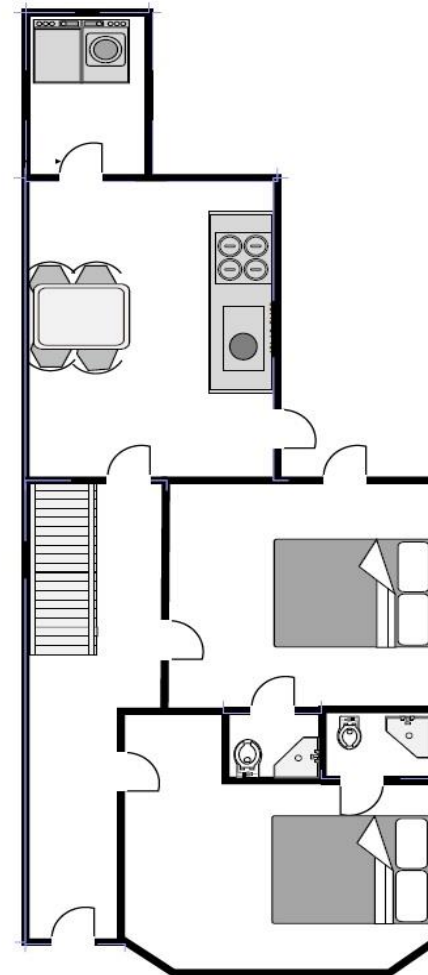
Property Description:

The property comprises two-storey 6-bedroom HMO, newly refurbished to a high standard. All rooms benefit from private en-suite and shared kitchen/living room, as well as communal garden at rear, providing the following accommodation and dimensions:

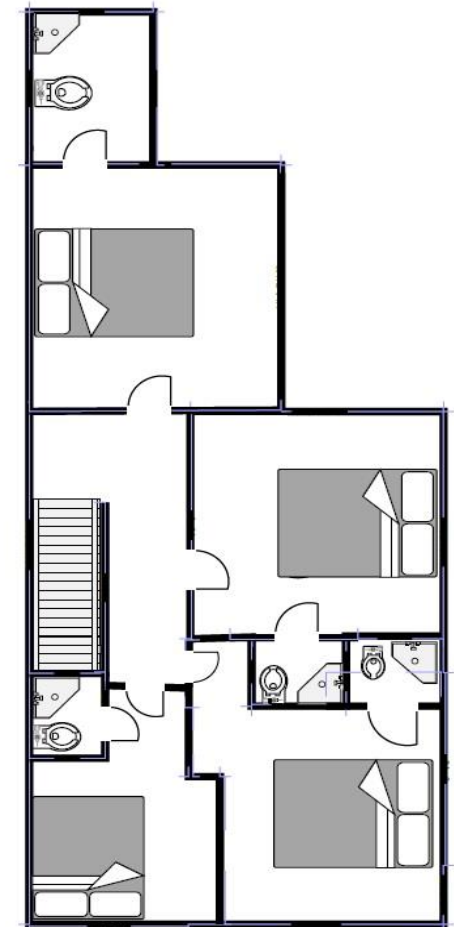
Ground Floor: 2 en-suite rooms, kitchen/living room

First Floor: 4 en-suite rooms

Total GIA: 119 sq m (1,280 sq ft)



Ground Floor



First Floor

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Tenancy:

Room 1 is at present let to an Individual for a term of 6 months from 11th January 2023 at a current rent of £4,800 p.a. Deposit held of £200.

Room 2 is at present let to an Individual for a term of 4 months from 15th January 2022 at a current rent of £4,740 p.a. Deposit held of £92.

Room 3 is at present let to an Individual for a term of 6 months from 16th June 2023 at a current rent of £5,340 p.a. Deposit held of £200.

Room 4 is at present let to an Individual for a term of 6 months from 10th December 2022 at a current rent of £5,100 p.a. Deposit held of £200

Room 6 is at present let to an Individual for a term of 6 months from 19th June 2023 at a current rent of £4,440 p.a. Deposit held of £200.

Room 5 is at present vacant. ERV: £5,340 p.a.



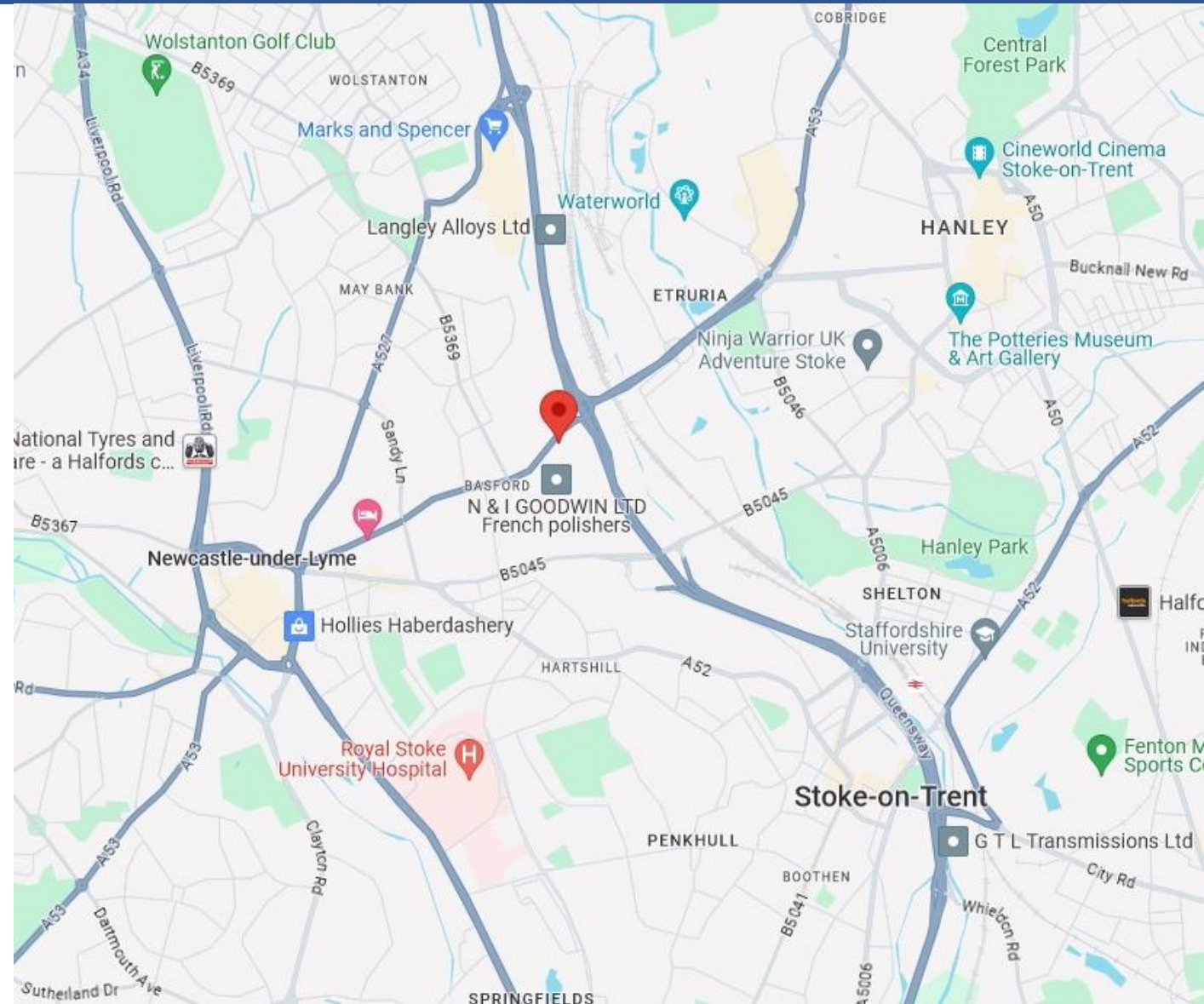
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Location:

The property is conveniently located to the A500 & A34 road networks allowing easy access to Stoke railway station, Newcastle & Hanley town centres, Royal Stoke Hospital & Bet365. Bus stops are located 2 min walk, providing direct links to Newcastle-under-Lyme and Hanley town centres. Situated in predominantly residential area with nearby occupiers including Pure Gym (opposite), Takeaway, Pharmacy and more.



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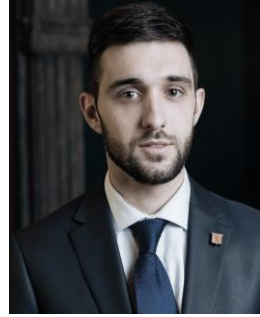
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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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