

Barwell - 58 Stapleton Lane, Leicester LE9 8HE
Freehold 4-Bed HMO Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Freehold 4-Bed HMO Investment



Investment Consideration:

- Purchase Price: £325,000
- Gross Initial Yield: 9.53%
- Rental Income: £30,960 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terrace house arranged as a 4-bed HMO
- Potential to add additional room to make 5-bed HMO with obtaining consent from local council
- Benefits from driveway at front and large garden at rear
- Occupiers nearby including Co-Op Food, Post Office, Takeaway`s, Barber shop and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1 (Ground Floor)	En-suite room: 10.66 sq m (115 sq ft)	Individual	12 Months from 17 June 2024	£7,800	Note 1: AST Note 2: Deposit held of £650
Room 2 (Ground Floor)	En-suite room: 8.18 sq m (88 sq ft)	Individual	3 Months from 12 June 2024	£7,020	Note 1: AST Note 2: Deposit held of £585
Room 3 (Ground Floor)	En-suite room: 5.20 sq m (56 sq ft)	Individual	6 Months from 30 April 2023	£7,140	Note 1: AST Note 2: Deposit held of £300
Room 4 (First Floor)	En-suite room: 14.72 sq m (158 sq ft)	Individual	12 Months from 11 August 2023	£9,000	Note 1: AST Note 2: Deposit held of £750
Total				£30,960	

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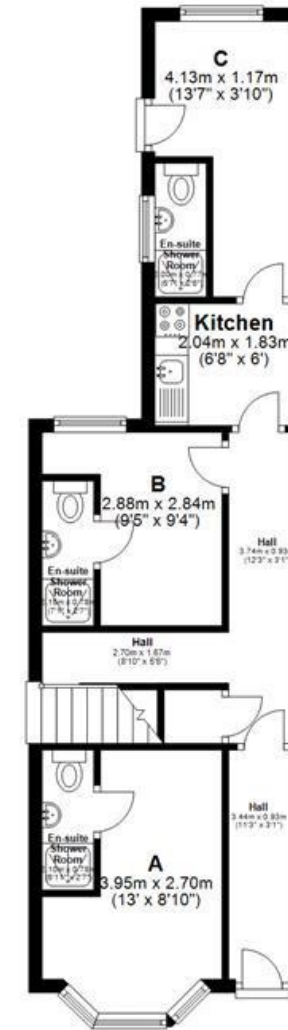
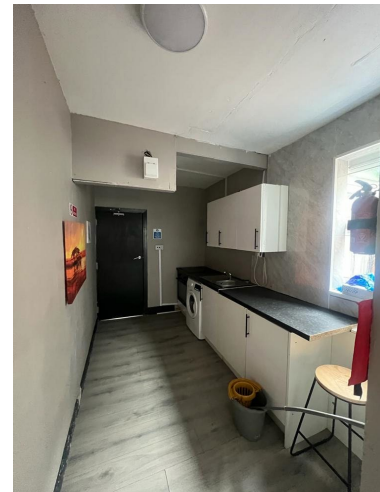
Property Description:

Comprises mid-terrace 4-bedroom HMO with driveway at front and large garden at rear, providing the following accommodation and dimensions:

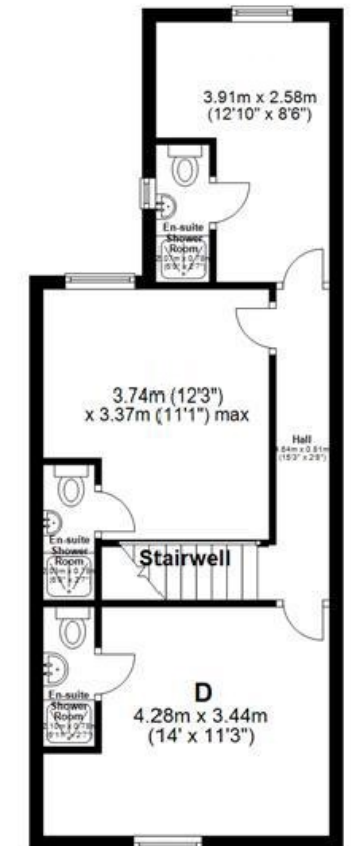
Ground Floor: 50 sq m (538 sq ft)
3 double rooms (en-suite), kitchen

First Floor: 40 sq m (430 sq ft)
1 large double (en-suite)
2 lounges

Total GIA: 90 sq m (968 sq ft)



Ground Floor



First Floor

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Tenancy:

Room 1 is at present let on AST to an Individual for a term of 12 Months from 17th June 2024 at a current rent of £7,800 p.a. Deposit held of £650.

Room 2 is at present let on AST to an Individual for a term of 3 Months from 12th June 2024 at a current rent of £7,020 p.a. Deposit held of £585.

Room 3 is at present let on AST to an Individual for a term of 6 Months from 30th April 2023 at a current rent of £7,140 p.a. Deposit held of £300.

Room 4 is at present let on AST to an Individual for a term of 12 Months from 11th August 2023 at a current rent of £9,000 p.a. Deposit held of £750.



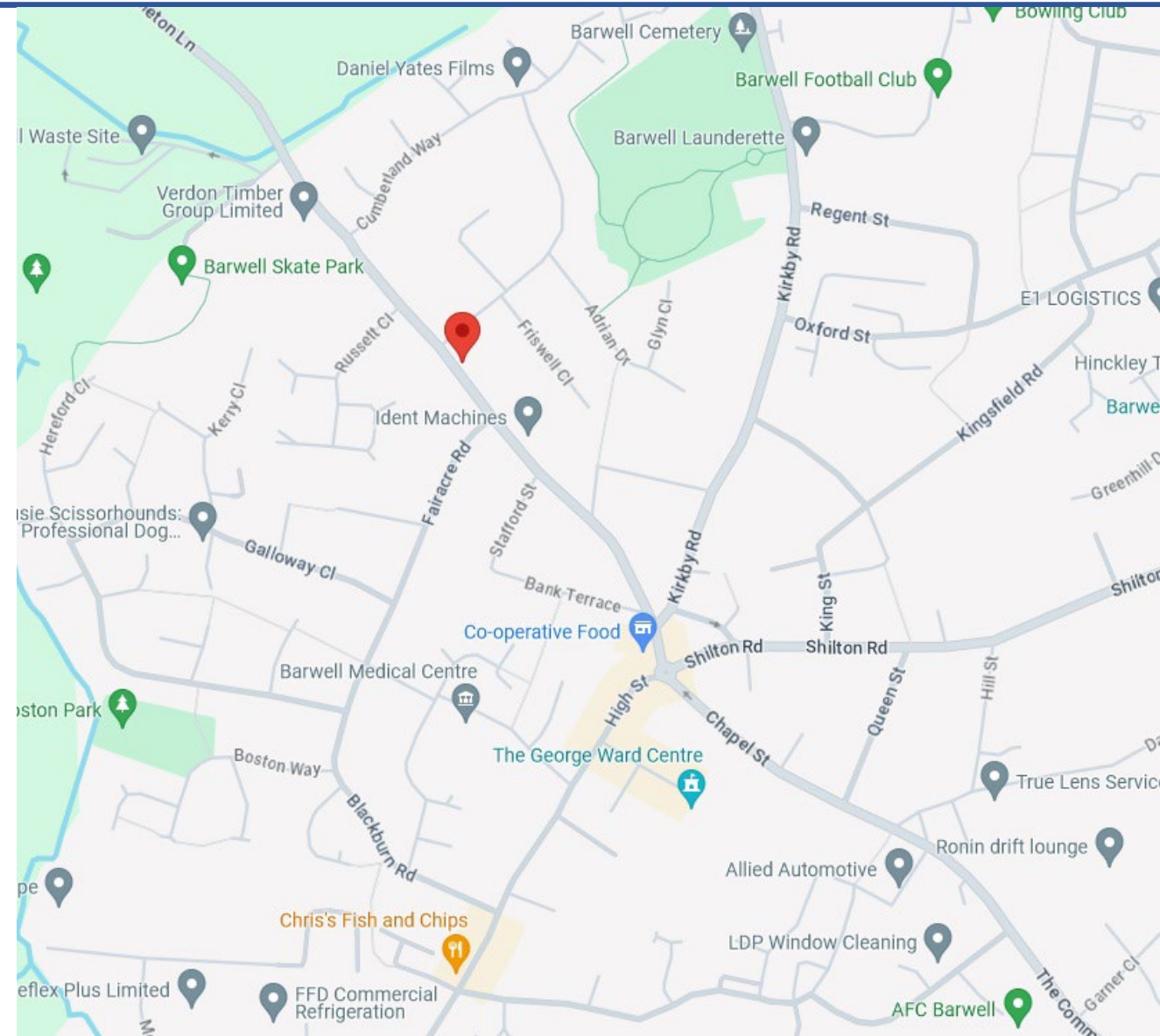
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Location:

Barwell is a large village in Leicestershire on the northern outer edge of Hinckley, historically known for its manufacturing of textiles, hosiery and footwear. The village has easy access to the A47 and in close proximity to the M1, M5 and M6. Hinckley is 3 miles to the south west, 12 miles from Leicester to the north east and 17 miles from Coventry to the south west. Property is situated within short walk from the village high street, with occupiers nearby including Co-Op Food, Post Office, Takeaway`s, Barber shop and many more.



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Contacts:

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



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