

Coalville - 93 Silver Street, Whitwick LE67 5EX
Freehold 4-Bed HMO Investment



BLUE ALPINE

PROPERTY CONSULTANTS



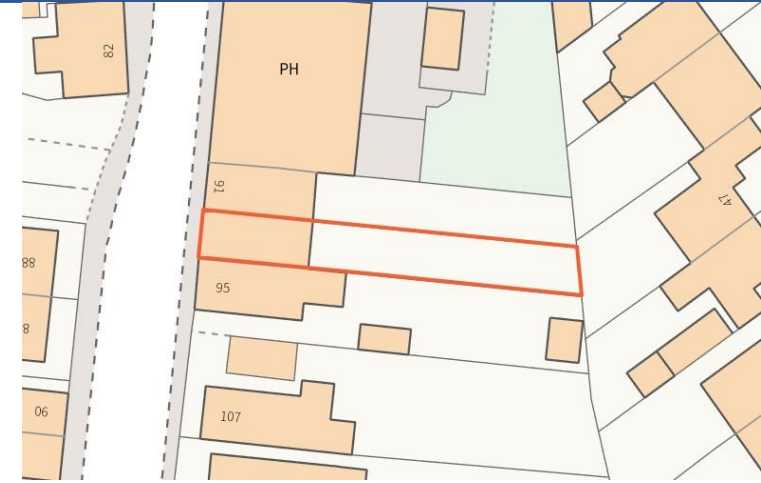
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Investment Consideration:

- Purchase Price: £275,000
- Rental Income: £21,540 p.a.
- ERV: £27,540 p.a. GIY: 10.01%
- VAT is NOT applicable to this property
- Comprises mid-terrace house with large garden, arranged as a 4-bed HMO
- Situated within short walk from the High Street, with occupiers nearby including Co-Op Food, Post Office, takeaway`s and more



Tenancies and Accommodation:

| Property | Accommodation | Lessee & Trade | Term | Current Rent £ p.a. | Notes |
|--------------------------|---------------------------------------|----------------|-----------------------------------|---------------------|---|
| Room 1 (Ground Floor) | Double room: 6.50 sq m (70 sq ft) | Individual | 12 Months from 13 May 2024 | £7,200 | Note 1: AST Note 2: Deposit held of £600 |
| Room 2 (Ground Floor) | En-suite room: 11.50 sq m (123 sq ft) | Individual | 12 Months from 22 January 2024 | £7,200 | Note 1: AST Note 2: Deposit held of £600 |
| Room 3 (First Floor) | En-suite room: 12.80 sq m (138 sq ft) | Individual | 6 Months from 1 March 2024 | £7,140 | Note 1: AST Note 2: Deposit held of £595 |
| Room 4 (First Floor) | En-suite room: 4.00 sq m (43 sq ft) | Vacant | | ERV: £6,000 | |
| | | | Total | £21,540 | |
| | | | ERV | £27,540 | |

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Property Description:

Comprises two-storey 4-bedroom HMO with rear garden, providing the following accommodation and dimensions:

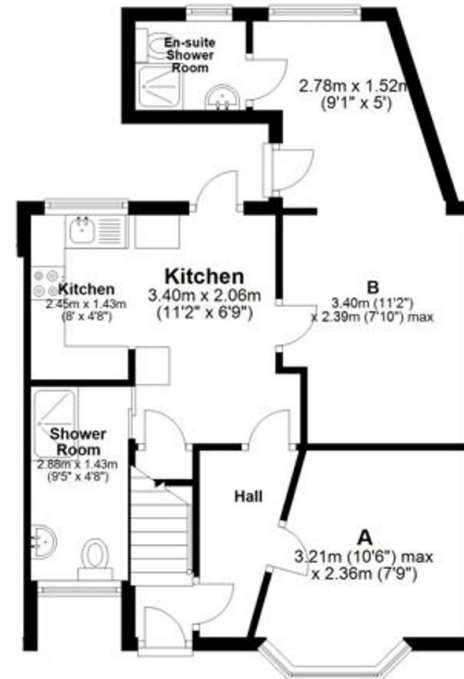
Ground Floor: 74 sq m (796 sq ft)

2 rooms (1 en-suite), kitchen, bathroom

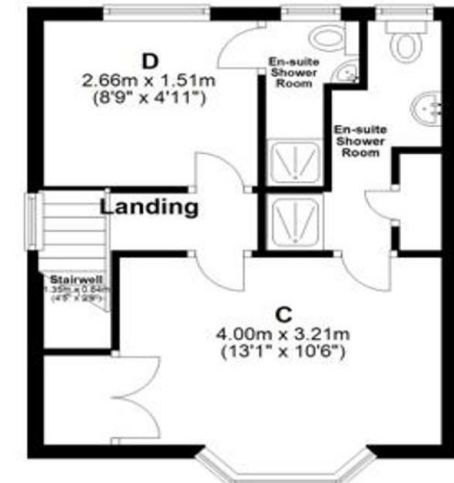
First Floor: 20 sq m (216 sq ft)

1 large double and 1 single room (both en-suite)

Total GIA: 94 sq m (1,012 sq ft)



Ground Floor



First Floor

Tenancy:

Room 1 is at present let on AST to an Individual for a term of 12 Months from 13th May 2024 at a current rent of £7,200 per annum. Deposit held of £600.
Room 2 is at present let on AST to an Individual for a term of 12 Months from 22nd January 2024 at a current rent of £7,200 per annum. Deposit held of £600.
Room 3 is at present let on AST to an Individual for a term of 6 Months from 1st March 2024 at a current rent of £7,140 per annum. Deposit held of £595.
Room 4 is at present vacant. ERV: £6,000 p.a.

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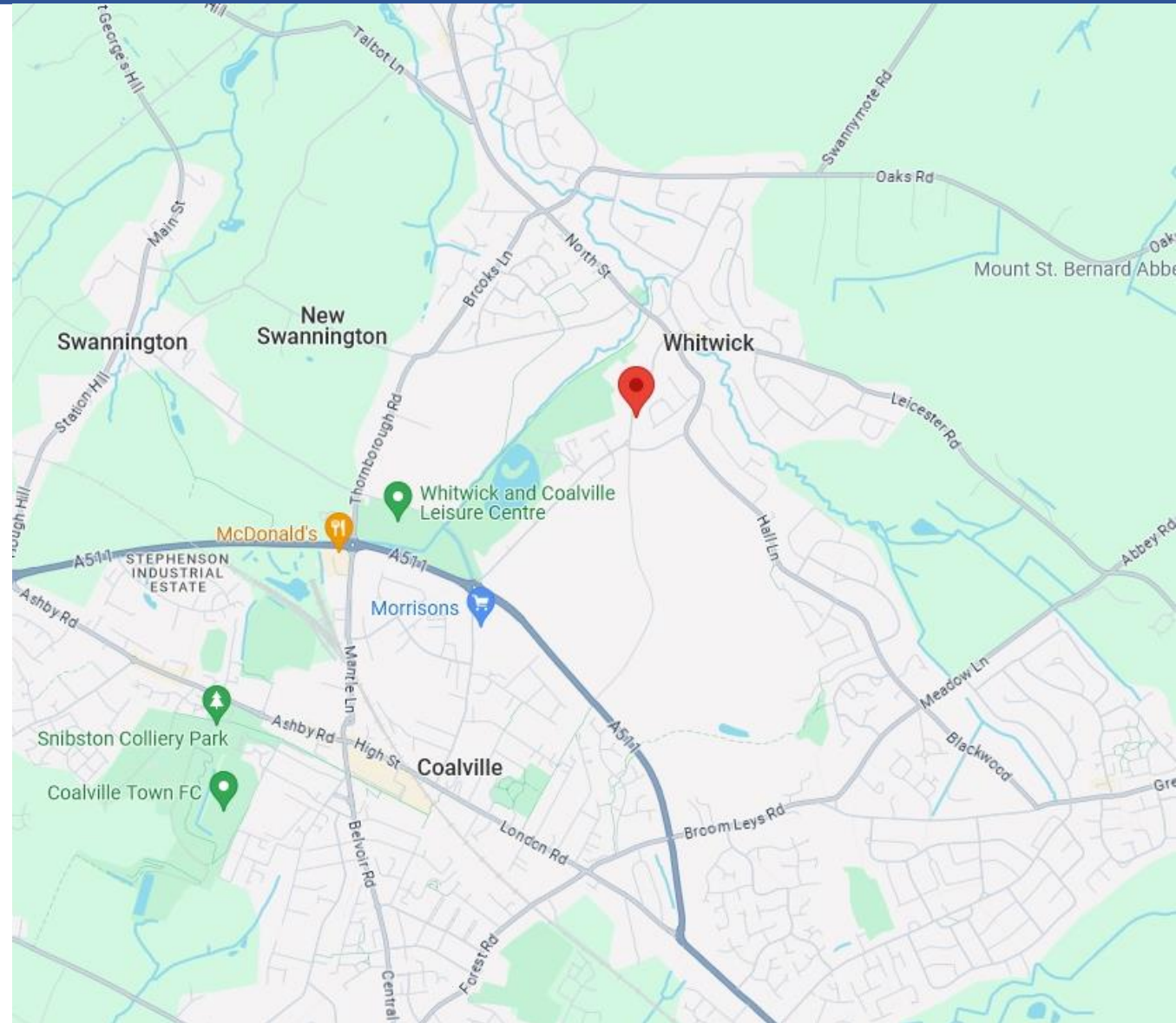
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Location:

The town of Coalville lies on the A511 between Leicester and Ashby-de-la-Zouch, to the west of Junction 22 of the M1 motorway. Whitwick is a village and civil parish in the North-West Leicestershire, close to the town of Coalville. The property is situated within short walk from the High Street, with occupiers nearby including Co-Op Food, Post Office, takeaway`s and more.



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Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

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Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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