

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



**BLUE ALPINE**

PROPERTY CONSULTANTS



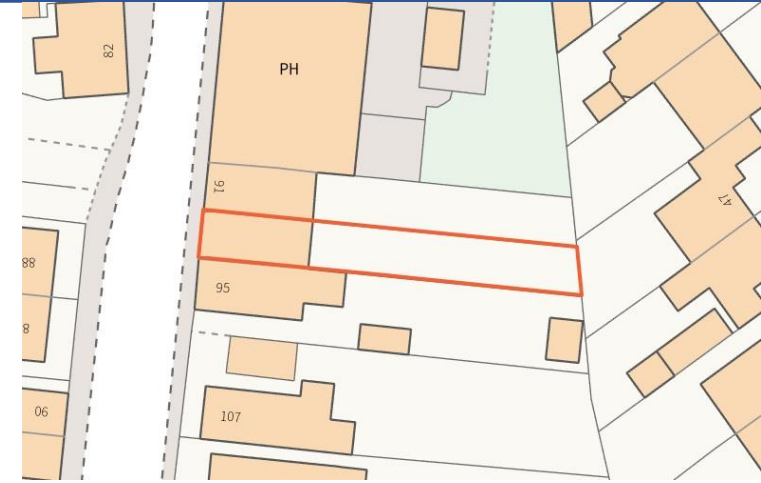
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## Freehold 4-Bed HMO Investment



### Investment Consideration:

- Purchase Price: £250,000
- Rental Income: £21,540 p.a.
- ERV: £27,540 p.a. GIY: 11.02%
- 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	
			<b>Total</b>	<b>£21,540</b>	
			<b>ERV</b>	<b>£27,540</b>	

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### Property Description:

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

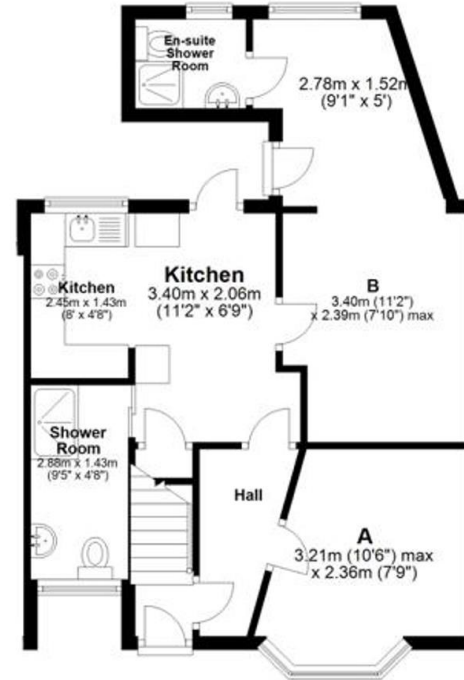
Ground Floor: 74 sq m (796 sq ft)

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

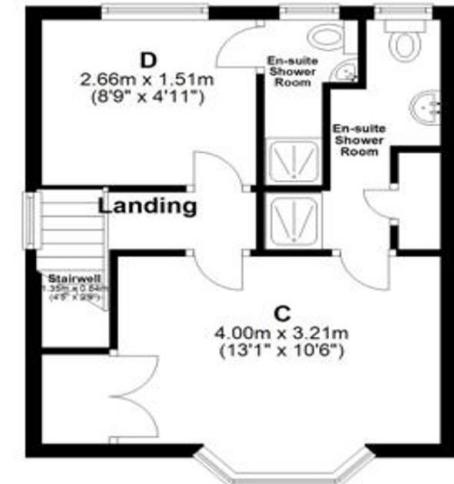
First Floor: 20 sq m (216 sq ft)

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 13<sup>th</sup> 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 22<sup>nd</sup> 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 1<sup>st</sup> 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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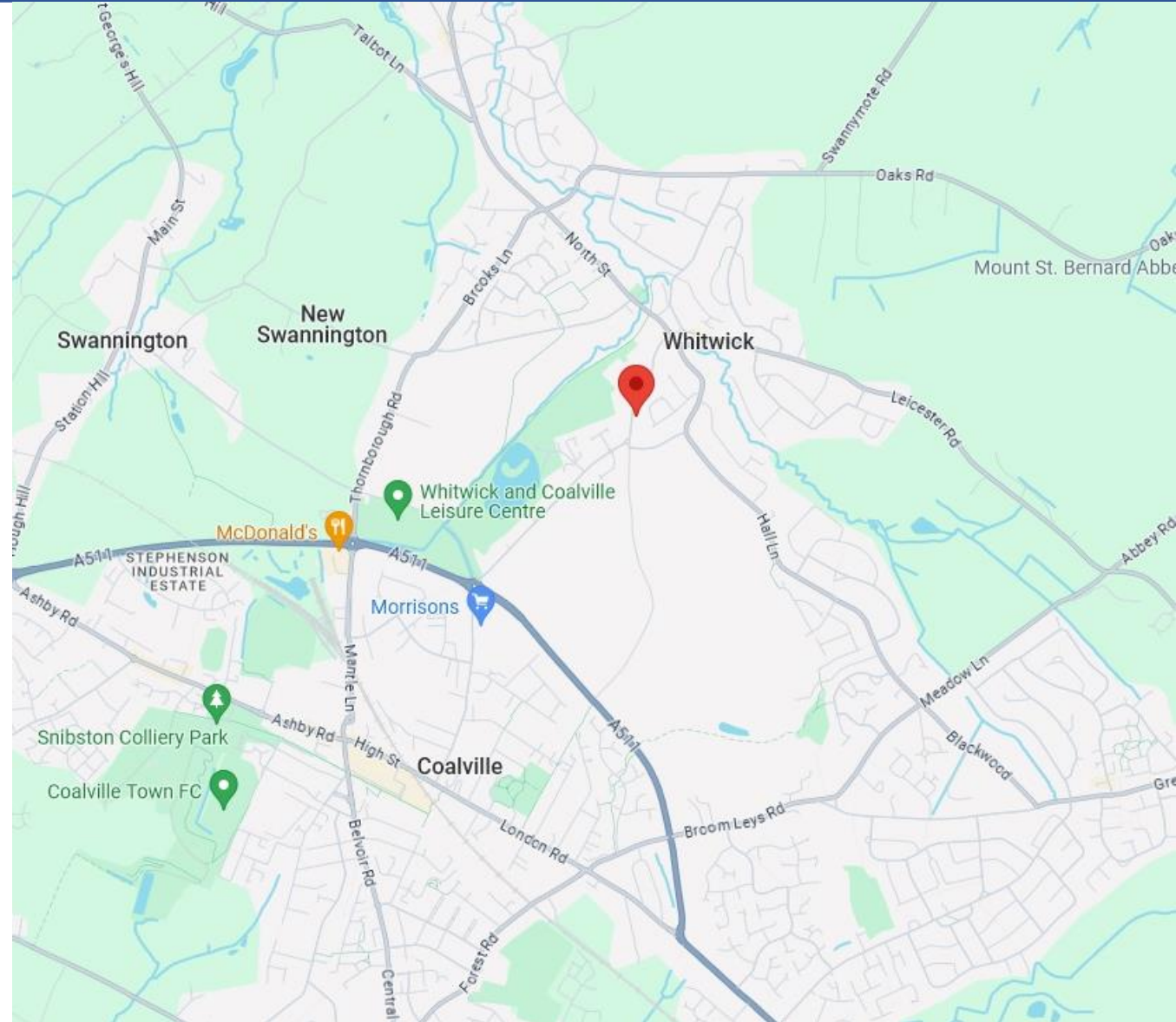
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### Location:

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.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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