Newcastle-under-Lyme - 62 Broad Street, Staffordshire ST5 2BL
Freehold 4-Bed HMO Investment

BLUE ALPINE

PROPERTY CONSULTANTS

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Investment Consideration:

- Purchase Price: £239,000
- Gross Initial Yield: 11.49%
- Rental Income: £27,468 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terrace 4-bed HMO (all rooms ensuite)
- Newly converted to a very high standard
- Situated within short walk from the town centre with occupiers nearby including Sainsbury`s Superstore, Gym, Restaurants and more.

Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1 - Ensuite (Ground Floor)	Double bed, desk with chair, large wardrobe	Individual	12 Months from 1 September 2024	£7,260	Note 1: AST Note 2: Deposit held of £605
Room 2 - Ensuite (Ground Floor)	Double bed, desk with chair, large wardrobe	Individual	12 Months from 13 August 2025	£6,348	Note 1: AST Note 2: Deposit held of £529
Room 3 - Ensuite (First Floor)	Double bed, desk with chair, large wardrobe	Individual	12 Months from 1 August 2025	£6,900	Note 1: AST Note 2: Deposit held of £575
Room 4 - Ensuite (First Floor)	Double bed, desk with chair, large wardrobe	Individual	12 Months from 27 July 2025	£6,960	Note 1: AST Note 2: Deposit held of £580
			Total	£27,468	

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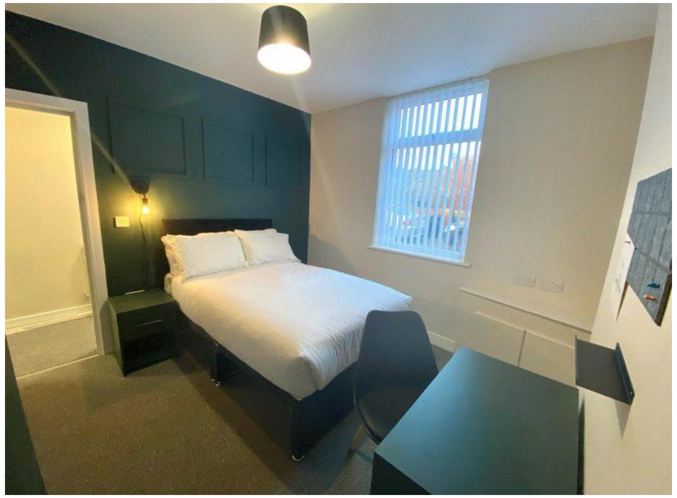
Property Description:

Mid-terrace house newly converted to a high standard 4-bed HMO. Each room is fully furnished with double bed, desk, chair, and large wardrobe. The property also benefits from communal garden at rear, providing the following accommodation and dimensions:

Ground Floor: 2 en-suite bedrooms, communal kitchen/dining
First Floor: 2 en-suite bedrooms

Total GIA: 85 sq m (915 sq ft)



Tenancy:

Room 1 is at present let to on AST to an Individual for a term of 12 Months from 1st September 2024 at a current rent of £7,260 p.a. Deposit held of £605.

Room 2 is at present let to on AST to an Individual for a term of 12 Months from 13th August 2025 at a current rent of £6,348 p.a. Deposit held of £529.

Room 3 is at present let to on AST to an Individual for a term of 12 Months from 1st August 2025 at a current rent of £6,900 p.a. Deposit held of £575.

Room 4 is at present let to on AST to an Individual for a term of 12 Months from 27th July 2025 at a current rent of £6,960 p.a. Deposit held of £580.

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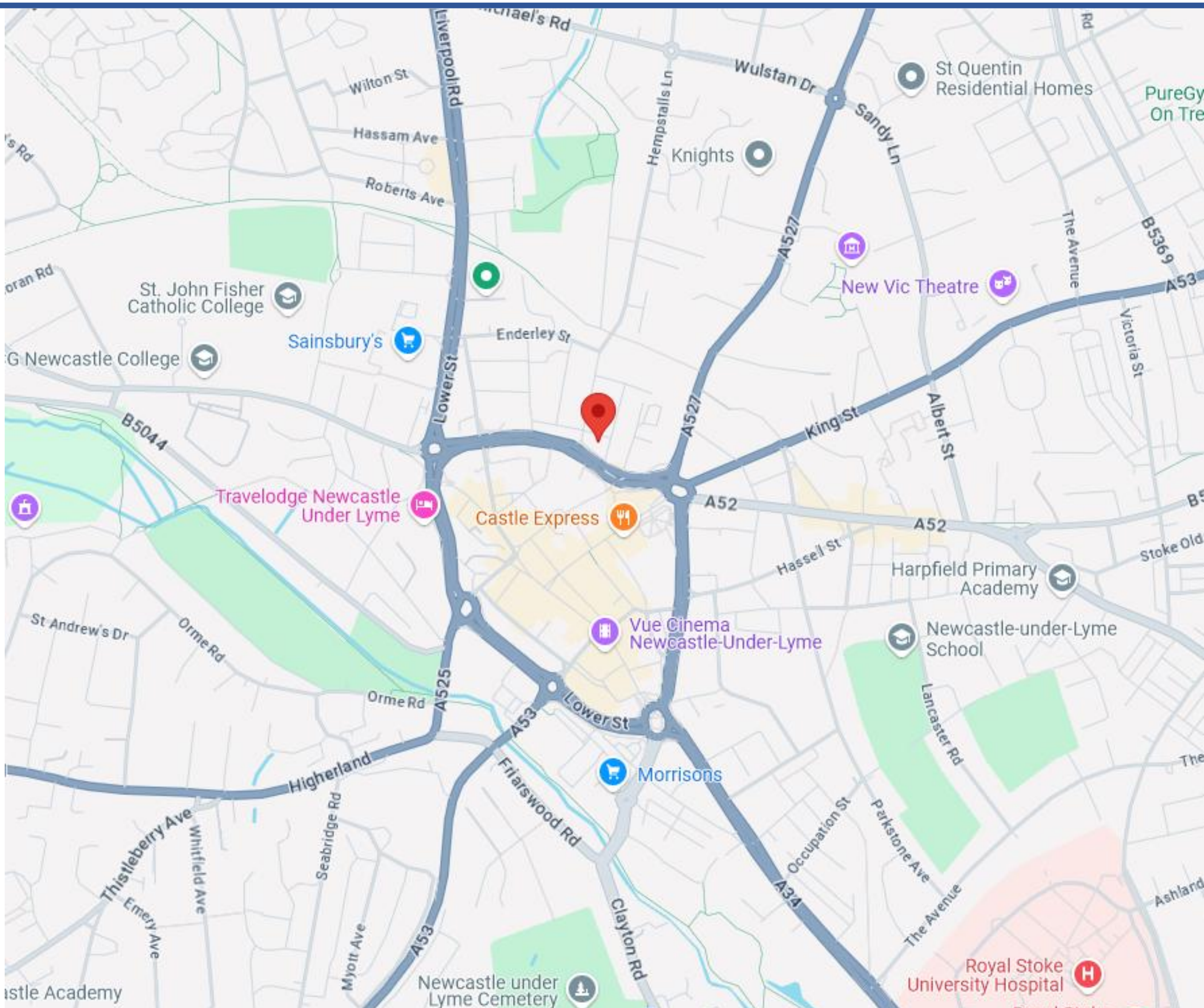
Location:

Newcastle-under-Lyme is a market town and the administrative centre of the Borough of Newcastle-under-Lyme in Staffordshire, England. The town is served by the M6 motorway to the south and west of Newcastle and by the A500 road to the north and east. There are access points from the M6 at junctions 15 and 16, to the south and north respectively. The A34 trunk road runs through Newcastle from north to south and was the main road between Birmingham and Manchester until the M6 motorway opened. There is a large bus station in the town centre. The property is located within short walk from the town centre with occupiers nearby including Sainsbury`s Superstore, Gym, Restaurants 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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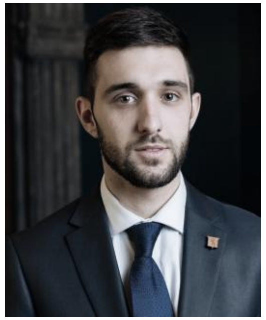

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