



Broomhill Road

Hucknall

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- Freehold HMO investment in prominent convenient spot
- Close tram and bus service
- Within walking distance of town centre
- Fully licensed and compliant closely managed
- 4 flats – 19 en suite and 5 studios
- c.95% Occupancy for last 12 months
- c 6.5% net return
- EPC rating D
- Nearly £145k gross income PA fully let
- Scope to further develop / improve

General Description

A freehold HMO investment opportunity comprising a substantial detached Victorian property with further additions split into 4 flats with 19 en-suite rooms and five studios. There is associated kitchen / communal space and off-road parking for 6/7 vehicles.

The property is fully compliant and is currently managed by a local managing agent who has competently managed. The property has averaged a 95% occupancy rate and fully let returns a gross income of around £145k PA giving a net yield of around 6.5% PA.

The property is prominently located giving easy access to local services and is adjacent to tram and bus stops.

An excellent opportunity, please enquire for further details.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray (01664) 896332.

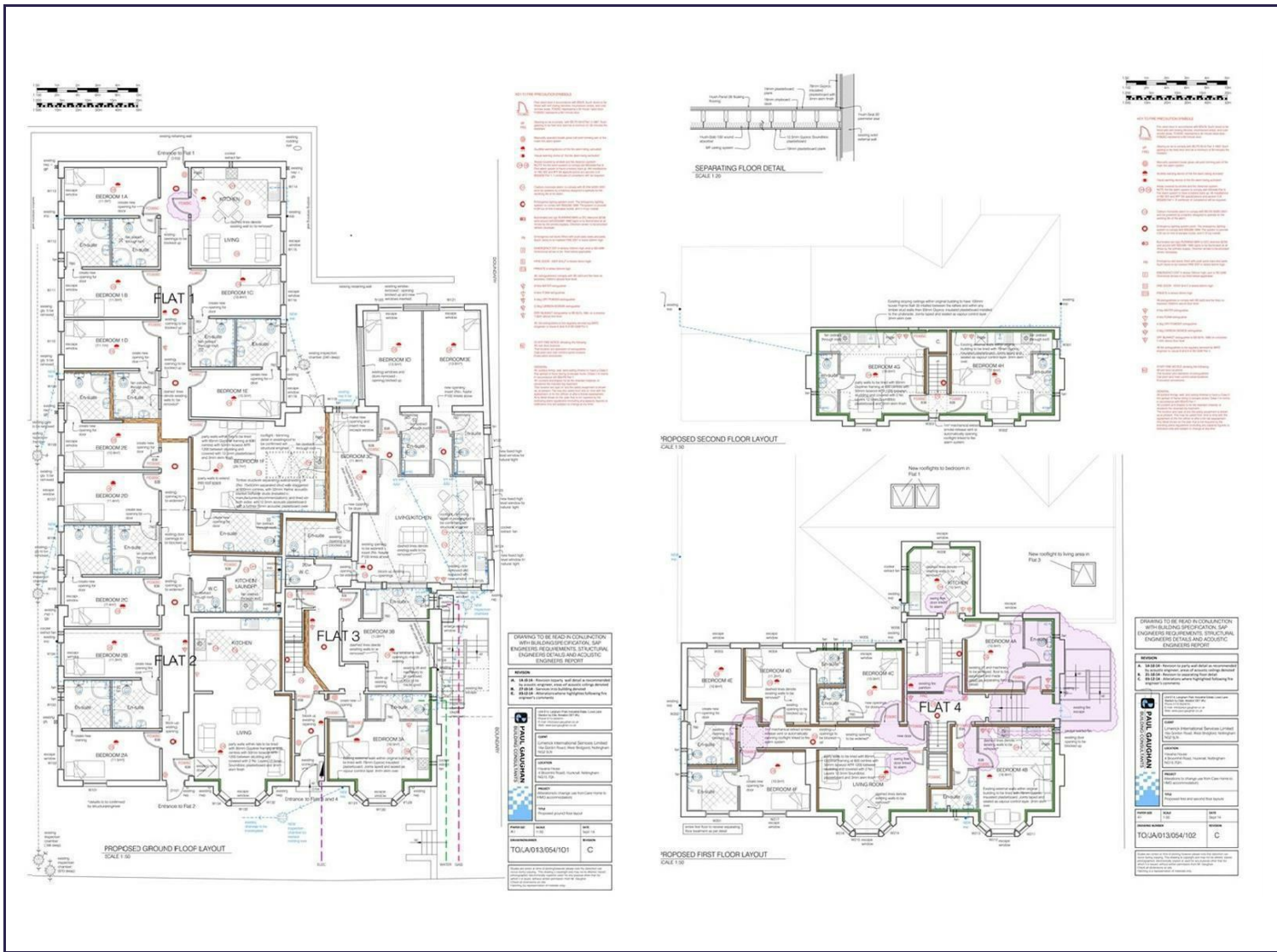
Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.



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Alexanders

21 Market Place
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Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.