

70 Short Street, Sutton-in-Ashfield,  
NG17 4GD



£165,000

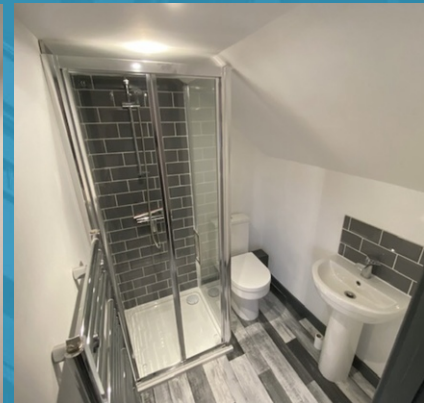
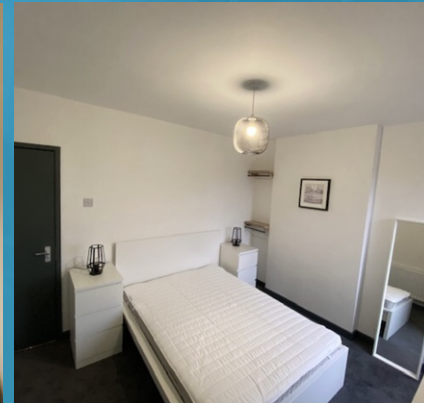
- Fantastic Investment Opportunity
- Managing Agent In-Situ
- Well Established
- In Good Condition
- Gross Income: £22,879.80 PA
- Gross Yield: 13.86%
- 2% +VAT Buyer's Fee

## Property Overview

We are pleased to present this fantastic 4-bed HMO available for sale in Sutton-In-Ashfield, Nottinghamshire. This property is a great choice for investors seeking to maximize rental income. With its 4 well finished bedrooms and thoughtfully designed communal spaces, this HMO offers great potential for attracting tenants, making it an ideal income-generating asset. The property is well-maintained, ensuring a hassle-free investment opportunity.

Well located in Sutton-in-Ashfield, the property benefits from close proximity to various amenities, including shopping centres, restaurants, parks, and transportation links. Its convenient location ensures a steady demand for rental properties, providing a reliable stream of income. Ideal for NHS workers, King's Mill Hospital is just 6 minutes drive away, offering an easy commute from the property. In addition, the Amazon EMA2 Warehouse which is just 6 minutes drive from the property, further demonstrates an area with high employment potential.

Please note there is a title split in action, sectioning an area of land off from the property. Please refer to photos for the site boundary. Do get in touch if you have any queries.



enquiries@investinhmos.co.uk

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## Income

Room 1 - £368 / Room 2 - £477 / Room 3 - £498 / Room 4 - £563 /

Total; £1,906.65 PCM / £22,879.80 PA

Expenditure;

Gas - £175 / Electric - £150 / Water - £21 / Council Tax - £126 /

TV License - £13.50 / Management - £228 / Broadband - £50

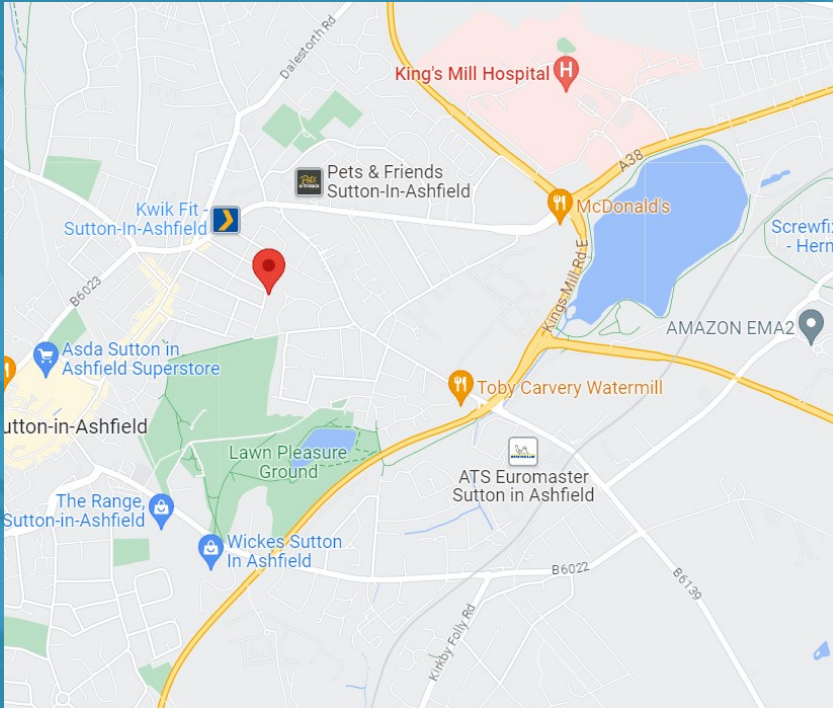
Total; £763.50 PCM / £9,162.00 PA

**Total Income: £22,879.80 PA**  
**Gross Yield: 13.86%**

## Boundary



## Location



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

## Buyer's fee

2% + VAT

## Contact us

[enquiries@investinhmos.co.uk](mailto:enquiries@investinhmos.co.uk)  
[www.investinhmos.co.uk](http://www.investinhmos.co.uk)

Whitby Court, Abbey Road, Shepley,  
Huddersfield, HD8 8EL

These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.