

58 Aire Street, Goole, DN14 5QE

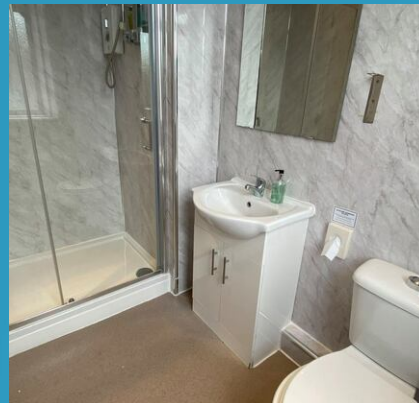
£610,000

- 9 Self Contained Studios
- 1 Commercial Unit
- Well Established
- Gross Yield : 15%
- Gross Income : £91,512 PA
- Fully Occupied With Working Tenants
- Buyer's Fee Applies

Property Overview

Fantastic opportunity to purchase a beautiful building with historic charm, featuring 9 self contained studios and commercial unit in Goole in the East Riding of Yorkshire. Currently fully tenanted and well established, this property offers a stable investment choice. Each bedroom has it's own ensuite, kitchen area and is finished to a good standard, offering tenants both practicality and comfort. A separate washing and drying room is available to tenants at no extra charge. The ground floor is let to a well established pub group.

The property is well located with good transport links and easy access to amenities nearby, including the nearest bus stop which is a 2 minute walk away, as well as Goole train station which is 6 minutes away on foot. There are leisure facilities, supermarkets and restaurants all within walking distance from the property, as are a number of the main employment areas of the town.



Income

Unit 1 - Commercial (Pub) - £1,278 / Studio 1 - £715 / Studio 2 - £715 /

Studio 3 - £715 / Studio 4 - £715 / Studio 5 - £650 / Studio 6 - £693 /

Studio 7 - £715 / Studio 8 - £715 / Studio 9 - £715

Total: £7,626 PCM / £91,512 PA

Total Income: £91,512 PA

Gross Yield: 15%

Expenditure;

Gas - £155 / Electric - £250 / Cleaner - £100 / Business rates - £0 / Water - £68 /

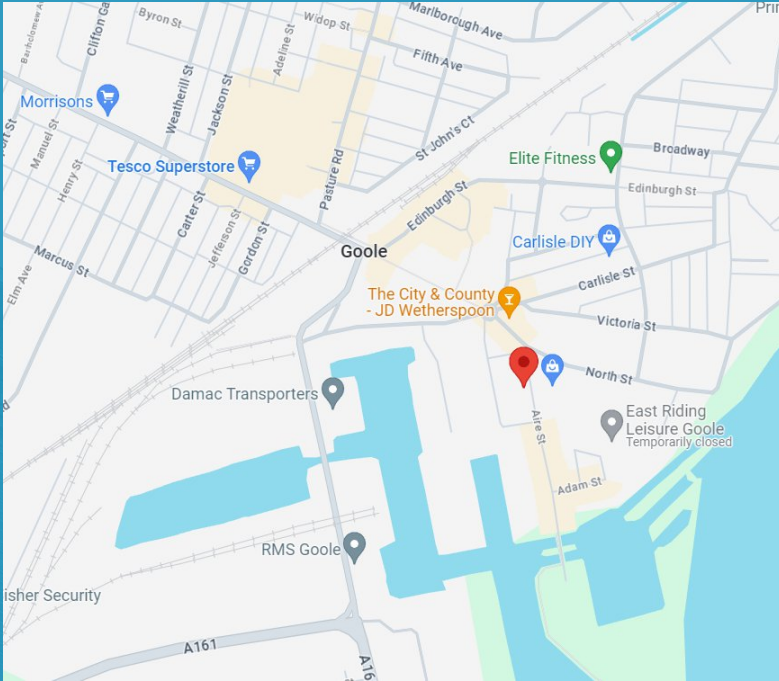
Broadband - £75 / Insurance - £200 / TV Licence - £13

Total: £861 PCM / £10,332 PA

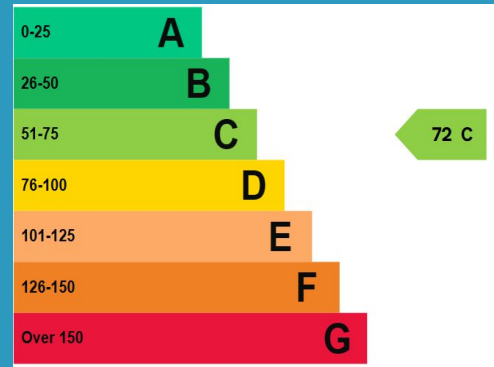
Floorplan



Location



EPC



Buyer's Fee Applies

Contact us

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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.