



## HMO Business & self-contained flats

Ref. 8846282

79 Parrock Street, Gravesend, DA12 1HF

Freehold: £5,250,000

HMO & self-contained flats

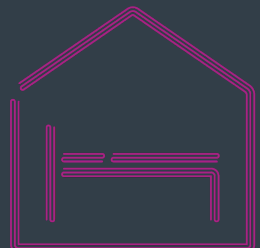
55 bedrooms

Turnover of £713,000

Operated for over 30 years

Rare business opportunity

EPC ratings from E-C



Seven freehold properties ranging in size, from 3 bedrooms up to 18 bedrooms. Two properties have HMO licenses, 4 properties have residential use class and one property has guest house use.

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### Location

The properties in which the business operates are located in North Kent, making them easily managed.

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### Staff

The business is run by overseeing owners, with a complement of staff who deal with the day-to-day running.

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### Trading Information

For the year ending March 2024, the trading data shows a turnover of £713,000.

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### The Opportunity

The business has been established and in the same family for many years and has built up strong relationships with a number of local authorities to provide housing.

Alongside the freehold properties, the business rents other property as demand dictates.

With the owners of the business now wishing to retire, it is of our opinion that an incoming owner can expand this business further or add to an existing portfolio of similar property.

It is rare to find such a large portfolio of HMO's and other letting accommodation come to market, so interest is expected to be strong. Capability of adding to an existing portfolio of similar properties if you have them, or as a stand alone business.



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### Other

Planning Use Classes

- Granby Place & 84 Parrock Street – C4 HMO
- 81, 82, 83a Parrock Street & 76 Birling Road – C2 Residential
- 79 Parrock Street – C1 Guest house

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Hugo Fairbanks Weston

Agent

M:+44 7764 241 303

E:hugo.fairbanksweston@christie.com

Ipswich



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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