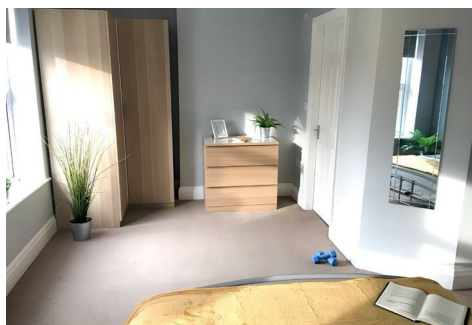




RE/MAX

Elite



16 & 18 Mill Road, Sheffield, WS4 1RH

£745,000

TWO LICENSED HMOS – 11 ROOMS, STRONG INCOME, SOLD AS ONE INVESTMENT

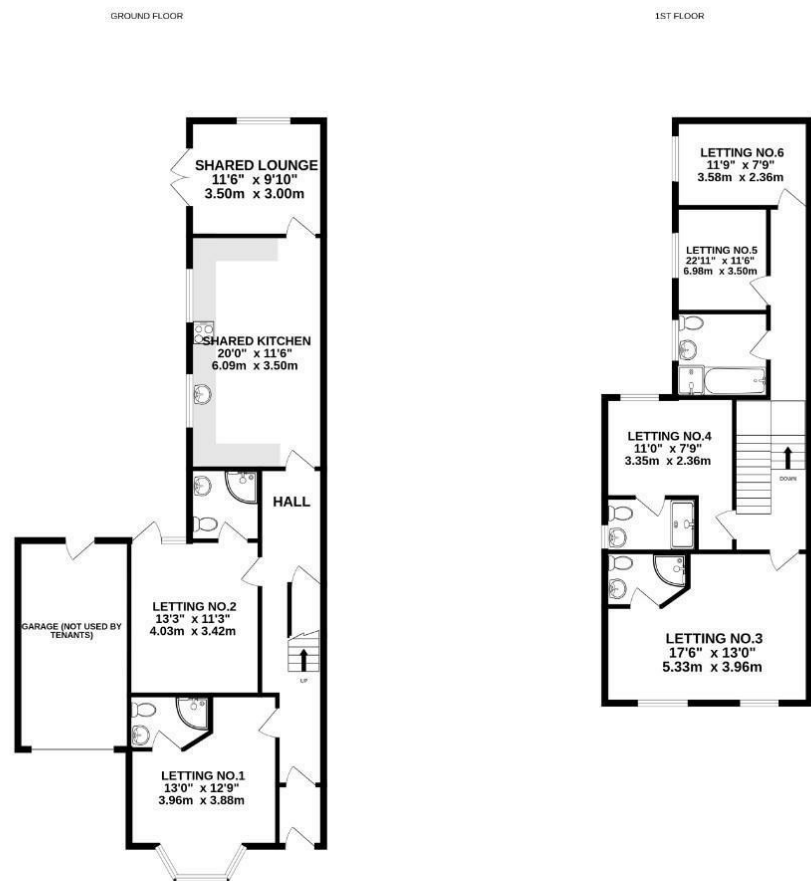
A unique opportunity to acquire two fully licensed adjoining HMOS, sold together as a single investment package. Located on Mill Road in the popular WS4 area, this combined offering comprises a total of 11 bedrooms (including 9 en-suites) across two separate titles, offering a rare chance to secure a high-performing, fully occupied investment in one transaction.

The properties together generate a gross rental income of £6,165/month (£73,980 annual gross), achieving a net operating income (NOI) of £60,133 annually after comprehensive running costs. These HMOS are licensed individually and meticulously maintained, providing hassle-free, high-yield returns in a sought-after location.

PROPERTY BREAKDOWN:

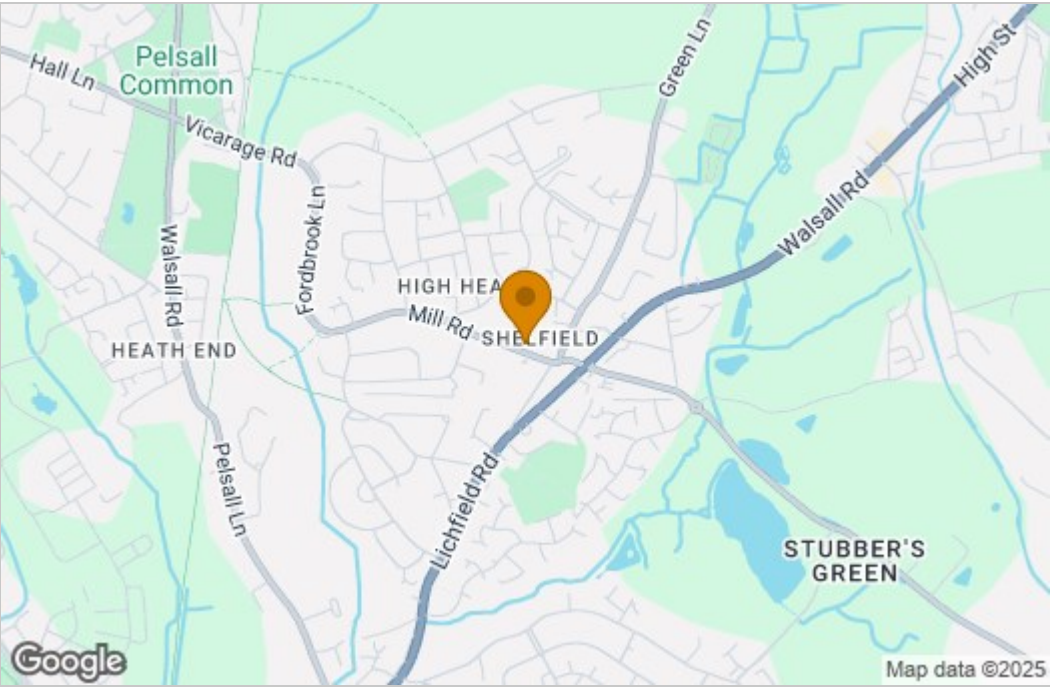
16 Mill Road, WS4 1RH

Floor Plan

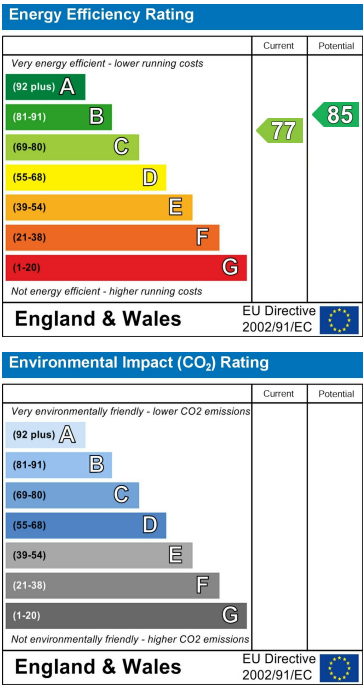


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metronom C2025

Area Map



Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.