



**11 Clarendon Street, Wolverhampton, WV3 9PP**

## Property Summary

- Tenanted 11 bedroom HMO
- Income: £55,000 per annum (12.22% gross yield)
- Ideal investment opportunity
- Currently under rented (immediate rental growth)

**For enquiries please call or email:**

**07753 572411 – [info@georgepropertygroup.com](mailto:info@georgepropertygroup.com)**

## Location

The premises occupies a prominent location situated on the corner of Tettenhall Road and Clarendon Street, within Wolverhampton. The site is ideally located within close proximity to transport links and a range of amenities, including supermarkets, schools, convenience stores and GP practices.

## Description

The property comprises of a well-appointed four storey licensed HMO with 11 bedrooms (all with ensembles), recently refurbished kitchen, courtyard, basement and off street parking, to the rear. The property is registered for 17 occupants, therefore 6 rooms benefit from double occupancy.

All rooms are currently let, with the exception of one large ground floor room which is currently undergoing refurbishment. This room will benefit from its own kitchenette. The property is grade II listed.

## Investment

The property is currently under rented, generating £55,000 per annum (£416 pcm per room). The estimated rental value is approximately £70,000 per annum, equating to an average of £530 pcm per room, reflecting a gross yield of 15.55%.

## Price

£450,000

## Tenure

The property is available with freehold tenure.

## Council Tax

The premises is currently within council tax D.

## EPC

D - 60

## Legal Costs

Each party is to bear their own legal and professional costs incurred.

## VAT

The property is not elected for VAT.

## Anti-Money Laundering Regulations (AML)

We require two forms of ID, with confirmation and source of funding from the buyers or lessees of the property.

