



**995-995A OXFORD ROAD
TILEHURST
READING
RG31 6TL**

**HIGH YEILDING (9.5%) & NEWLY
REDEVELOPED RESIDENTIAL
INVESTMENT OPPORTUNITY FOR 5
APARTMENTS & 4 UNIT HMO**



EXECUTIVE SUMMARY



- ❖ Opportunity to acquire a detached, newly developed residential investment opportunity comprising 4 ensuite HMO units on the ground floor and 5 x use class C3 apartments.
- ❖ Located a 2-minute walk from Tilehurst railway station.
- ❖ The property is arranged from ground to second floor and extends to a total area of approximately 1,781 sqft NSA (2,319 sqft GIA).
- ❖ The property is fully let and generates a total rental income of £96,900 per annum, reflecting an initial yield of 9.23% at the purchase price.
- ❖ The property has an ERV of £99,540 per annum, reflecting a yield of 9.48% at the purchase price.
- ❖ The property comprises a communal garden as well as the provision of 7 parking spaces to the front of the property.
- ❖ The property is available freehold.
- ❖ **Offers in excess of £1,050,000**



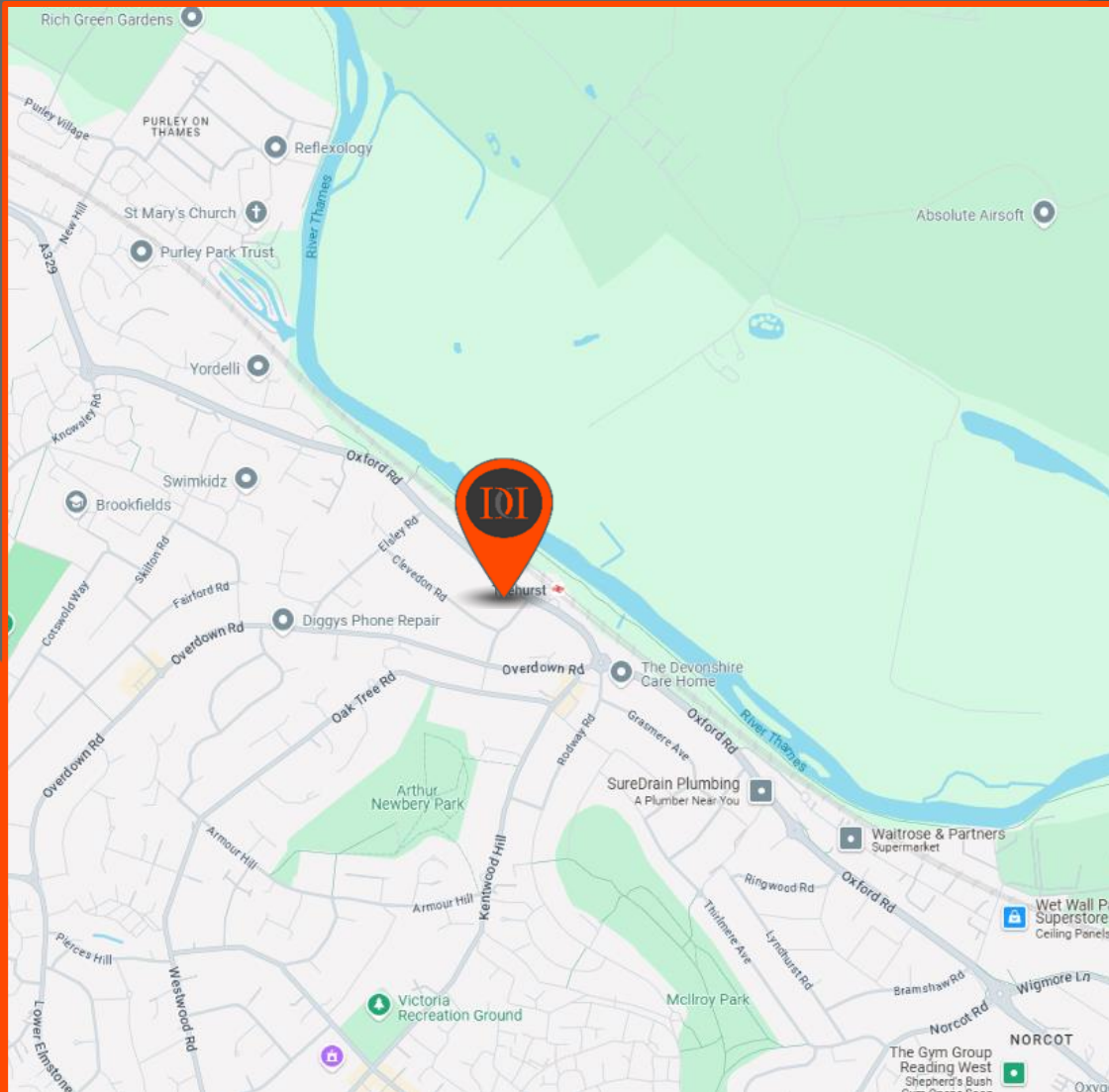
DESCRIPTION



- ❖ The existing property comprises a detached, newly redeveloped building comprising 4 x ensuite HMO rooms and 5 x use class C3 apartments arranged from ground to second floor.
- ❖ The HMO units are arranged on the ground floor, extending to a total area of approximately 490 sqft NSA, with a communal kitchen extending to 140 sqft.
- ❖ There are 5 apartments, let on AST's, arranged from ground to second floor, extending to a total area of approximately 1,292 sqft NSA.
- ❖ The property extends to a total area of approximately 1,781 sqft NSA (2,319 sqft GIA).
- ❖ The property is fully let and generates a combined rental income of £96,900 per annum, reflecting an initial yield of 9.23% at the purchase price.
- ❖ There is scope to increase the rents to £99,540 per annum, reflecting an initial yield of 9.48% at the purchase price.
- ❖ The property has been converted from a residential dwelling.
- ❖ The rear of the property comprises a communal garden for the use of all residents of 995 & 995a Oxford Road.
- ❖ We have also been advised that there is a provision of 7 car parking spaces to the front of the property.



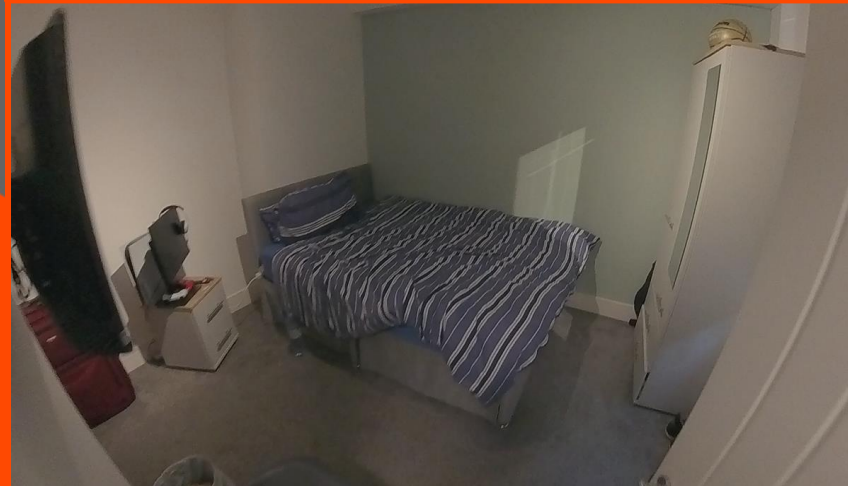
LOCATION



- ❖ The village of Tilehurst situated approximately 3 miles west of the town of Reading.
- ❖ The property is a 2-minute walk from Tilehurst Railway Station, providing services to Reading Station within 6 minutes.
- ❖ Reading benefits from excellent amenities, most notably, The Oracle, which boasts a huge variety of restaurants as well as catering to all shopping needs.
- ❖ Reading station also provides excellent connectivity services to London, providing trains to London Paddington within 25 minutes.
- ❖ Tilehurst benefits from the peace and quiet of the suburbs with great access to the whole of the Thames Valley and beyond.



FURTHER IMAGES



TENANCY AND AREA SCHEDULE

995 OXFORD ROAD – 4 X HMO UNITS

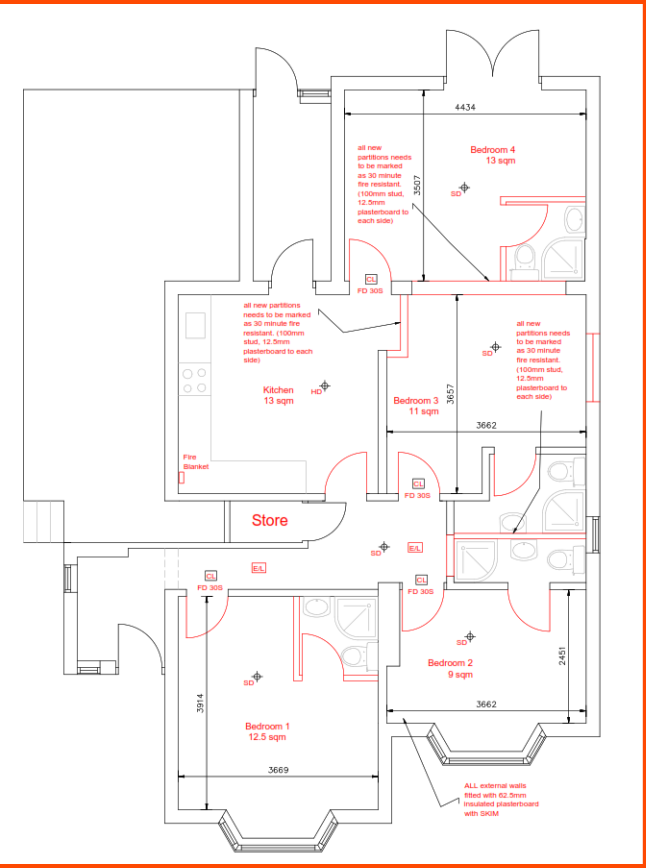
| Unit No. | Floor | Bed | Sq M | Sq Ft | Rent PCM | Rent PA | Deposit | Deposit Held? | Lease Commencement | Lease Expiry |
|----------|--------|---------|------|------------|----------|---------|----------------|---------------|--------------------|--------------|
| Room 1 | Ground | Ensuite | 12.5 | 135 | £775 | £9,300 | Y | Yes | 01.08.24 | 31.07.25 |
| Room 2 | Ground | Ensuite | 9 | 97 | £775 | £9,300 | Y | Yes | 01.08.24 | 31.07.25 |
| Room 3 | Ground | Ensuite | 11 | 118 | £775 | £9,300 | Y | Yes | 29.07.24 | 28.07.25 |
| Room 4 | Ground | Ensuite | 13 | 140 | £775 | £9,300 | Y | Yes | 01.08.24 | 31.07.25 |
| | | | | 490 | | | £37,200 | | | |

995A OXFORD ROAD – 5 X CLASS C3 APARTMENTS

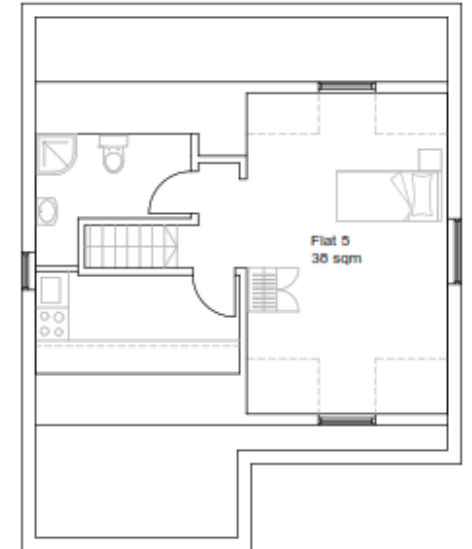
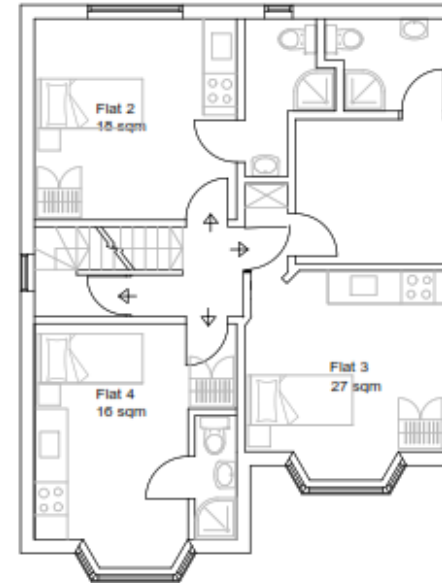
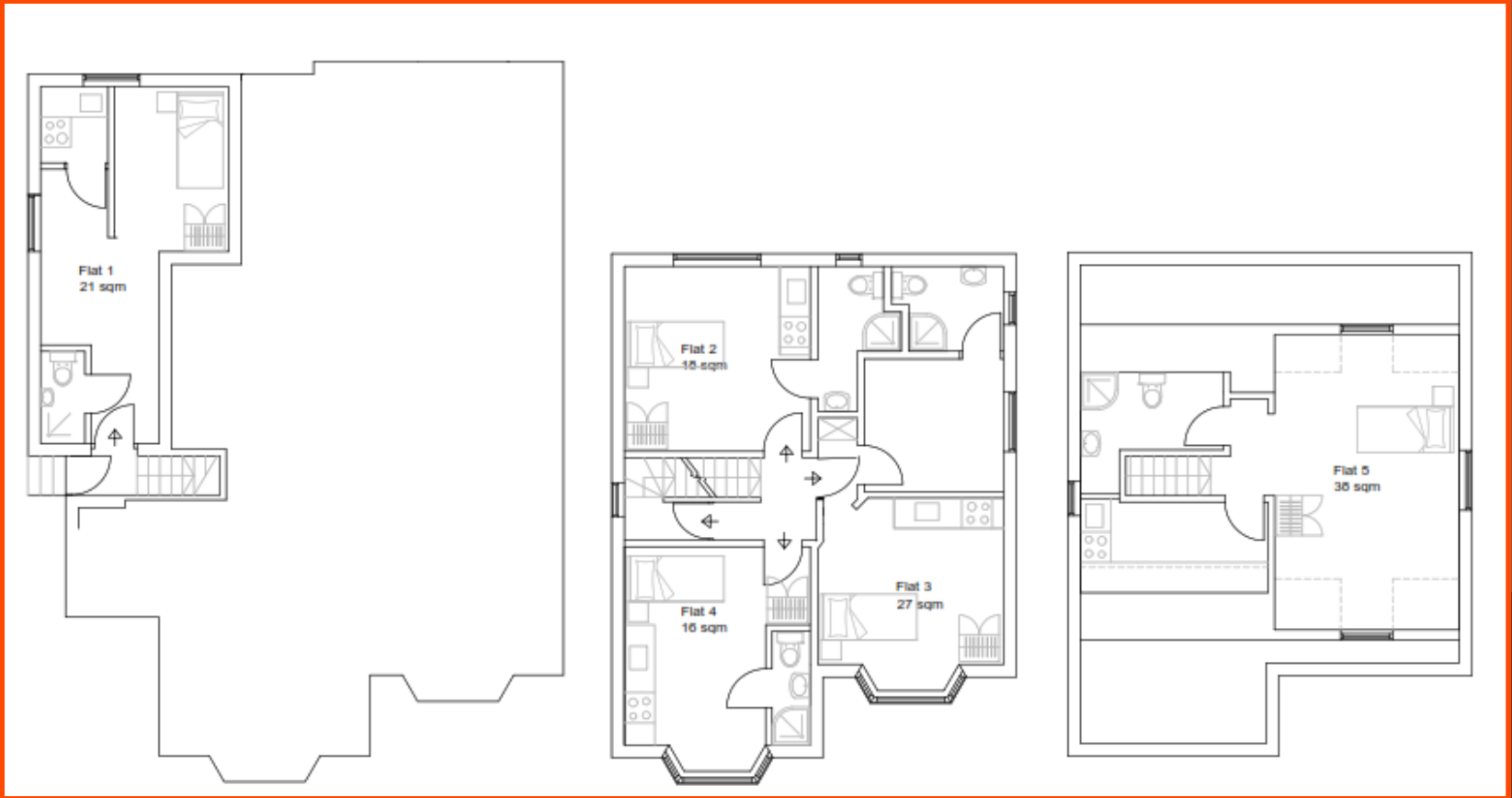
| Unit No. | Floor | Bed | Sq M | Sq ft | Rent PCM | Rent PA | Deposit | Deposit Held? | Lease Commencement | Lease Expiry |
|----------|--------|--------|------|--------------|----------|---------|----------------|---------------|--------------------|--------------|
| Flat 1 | Ground | Studio | 21 | 226 | £925 | £11,100 | £1,065 | Yes | 15.07.24 | 31.07.25 |
| Flat 2 | First | Studio | 18 | 194 | £825 | £9,900 | £950 | Yes | 31.05.24 | 31.05.25 |
| Flat 3 | First | 1 bed | 27 | 291 | £1,150 | £13,800 | £1,326 | Yes | 05.04.24 | 30.04.25 |
| Flat 4 | First | Studio | 16 | 172 | £925 | £11,100 | £1,145 | Yes | 29.09.24 | 30.09.25 |
| Flat 5 | Second | Studio | 38 | 409 | £1,150 | £13,800 | £1,326 | Yes | 15.07.24 | 15.07.25 |
| | | | | 1,292 | | | £59,700 | | | |



995 OXFORD ROAD
4 X HMO UNITS



995A OXFORD ROAD
5 X CLASS C3 APARTMENTS



TERMS

- ❖ **TENURE:** Freehold.
- ❖ **ASKING PRICE:** Offers in excess of £1,050,000
- ❖ **METHOD OF SALE:** The property will be sold by way of private treaty.
- ❖ **VAT:** The property is not elected for VAT.
- ❖ **ADDITIONAL INFORMATION:** Please contact DI Properties for further information.
- ❖ **VIEWINGS:** Viewings can be arranged strictly by appointment only via the vendors appointed sole agents DI Properties.



DISCLAIMER

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