



126 & 128 BRAMBLETYE PARK ROAD, REDHILL, SURREY RH1 6EJ

TWO HMO'S FOR SALE | 12 UNITS IN TOTAL | FOR SALE ON BEHALF OF JOINT LPA RECEIVERS



Key Features

- Two newly built HMO's for sale in Redhill
- Each HMO comprises 6 en-suite rooms (12 in total)
- Each HMO let on separate leases to a letting company for £72,000 p/a each
- Total combined income is therefore £144,000 p/a
- Full 10-year new build warranty in place
- 0.6 miles to Earlswood Railway Station
- For sale on behalf of fixed-charge receivers
- Guide price - £1.7m for both or £875,000 individually



An opportunity to acquire two brand new, semi-detached HMO's comprising 6 en-suite rooms each (12 in total).

An opportunity to acquire two brand new, semi-detached HMO's both comprising 6 en-suite rooms with rear courtyard gardens, communal living room/kitchens, dedicated driveway car parking for up to 4 spaces across the two properties and full 10-year new build warranties in place.

Both properties are currently let on an FRI basis to letting agency on two separate leases for £72,000 each and therefore a total annual rent of £144,000 for a period of 2 years meaning an incoming buyer has no management costs that need to be deducted from this rental figure.



Location

The property is situated on a quiet suburban road in the sought-after Earlswood district of Redhill, just a short walk from local shops, amenities, and Earlswood Railway Station, which provides direct services to London Bridge, London Victoria, and Brighton.

Redhill Town Centre is located less than a mile away, offering a wide range of retail, dining, and hospitality options typically found in a major town centre.

Conveniently located within easy reach of a number of Overground lines.



Earlswood
0.5 miles



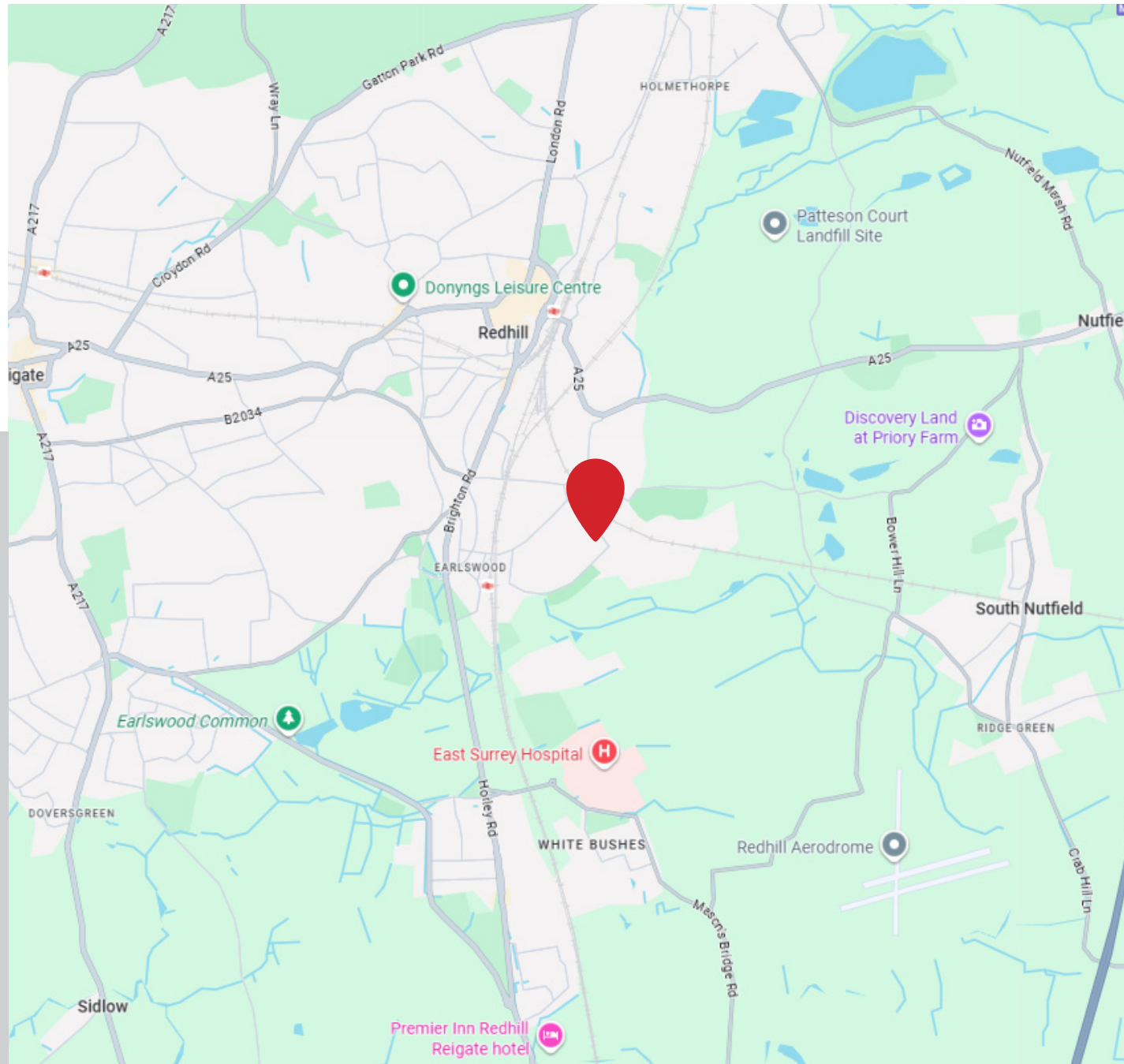
Redhill
1 mile



Nutfield
2.4 miles



Salfords
2.1 miles



Schedule of Accommodation - 126

Unit	Floor	Description	Sqm	Sqft
Communal	Ground	Communal living & kitchen	21.16	227.77
1	Ground	Bedroom with en-suite bathroom	16.65	179.22
2	Ground	Bedroom with en-suite bathroom & garden access	17.52	188.59
3	First	Bedroom with en-suite bathroom	21.78	234.44
4	First	Bedroom with en-suite bathroom	33.48	360.38
5	Second	Bedroom with en-suite bathroom	18.62	200.43
6	Second	Bedroom with en-suite bathroom	20.92	225.18
Total	-	-	150.13	1,616

Schedule of Accommodation - 128

Unit	Floor	Description	Sqm	Sqft
Communal	Ground	Communal living & kitchen	21.41	230.46
1	Ground	Bedroom with en-suite bathroom	16.56	178.25
2	Ground	Bedroom with en-suite bathroom & garden access	17.66	190.09
3	First	Bedroom with en-suite bathroom	22.11	237.99
4	First	Bedroom with en-suite bathroom	33.99	365.87
5	Second	Bedroom with en-suite bathroom	18.83	202.69
6	Second	Bedroom with en-suite bathroom	21.03	226.37
Total	-	-	151.59	1,631.71

Further Information

Guide Price	£1.7M for both HMO's or £875,000 on an individual basis.
VAT	VAT is not applicable on the sale price.
EPC	126 sits within band C and 128 sits within band B.
Viewings	All viewings are strictly by appointment only with sole agents Acorn Commercial, Investment & Development.
Available On Request	<ul style="list-style-type: none">- Floorplans- Commercial lease agreement- Internal and external photographs- Title Documents & EPC's- Building Regulations sign off and copy of 10-year build warranty- Full suite of professional certificates relating to the build- Full suite of planning information



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