



## 21 ST JAMES AVENUE, SUTTON SM1 2TQ

4 UNIT HMO FREEHOLD FOR SALE IN SUTTON

- Semi-detached building on popular residential street
- Arranged as a 4 Unit HMO
- c. 1,136sqft gross internal floor area with large garden to rear
- Freehold in same family ownership for 50+ years
- Currently let below market rate with existing Tenants holding over
- Guide price £475,000 F/H

### Description

An opportunity to purchase the freehold of a two-storey semi detached building which is currently being operated as a 4-unit HMO.

The property measures 1,136sqft internally and is arranged as 4-units. There are 2 units on each floor which all have kitchenettes and coin operated meters. The property is also served with gas central heating. The units share a communal shower room/wc that is located on the first floor. To the rear of the property there is a large garden that is currently shared by the existing Tenants.

Having been in family ownership for 50+ years, the property is currently let at below market rates with existing Tenants holding over meaning there is significant opportunity to increase the rental income of the property through management. The estimated market rental value of the HMO is £42,000 per annum. Subject to planning permission, the property may also lend itself to conversion to either a family home or 2 x flats.

The property is to be sold Tenanted and is available for immediate Freehold purchase.

## Accommodation schedule

Floor	Unit	Size Sqm	Size Sqft	Existing Rent	Estimated Market Value
Ground	1	26	279	£710 PCM	£900 PCM
Ground	2	17	182	£545 PCM	£850 PCM
First	3	20	215	£670 PCM	£850 PCM
First	4	23	247	£580 PCM	£900 PCM

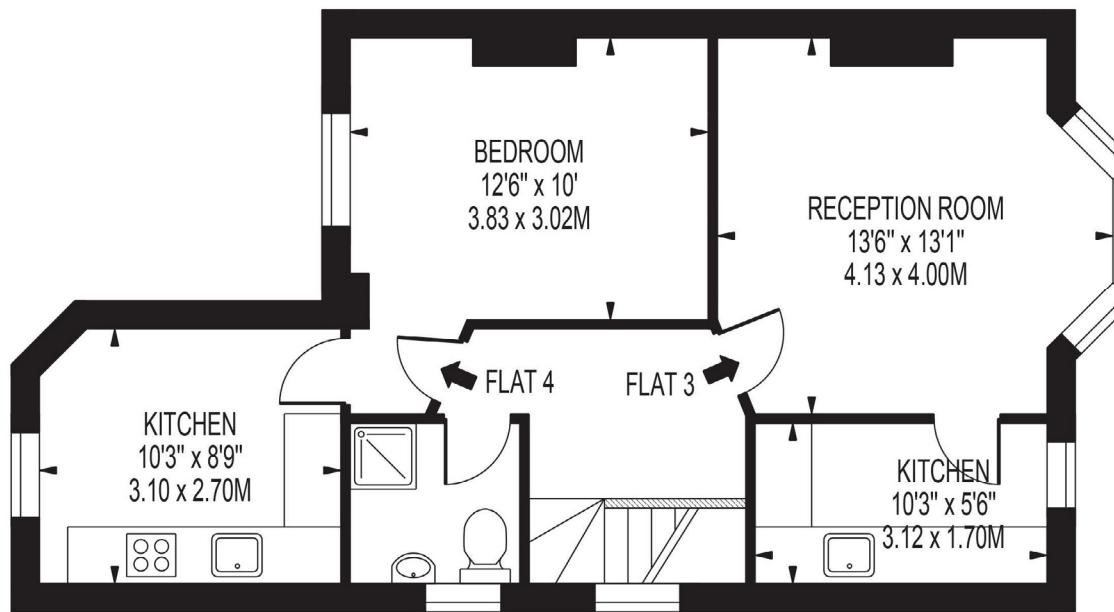


## Location

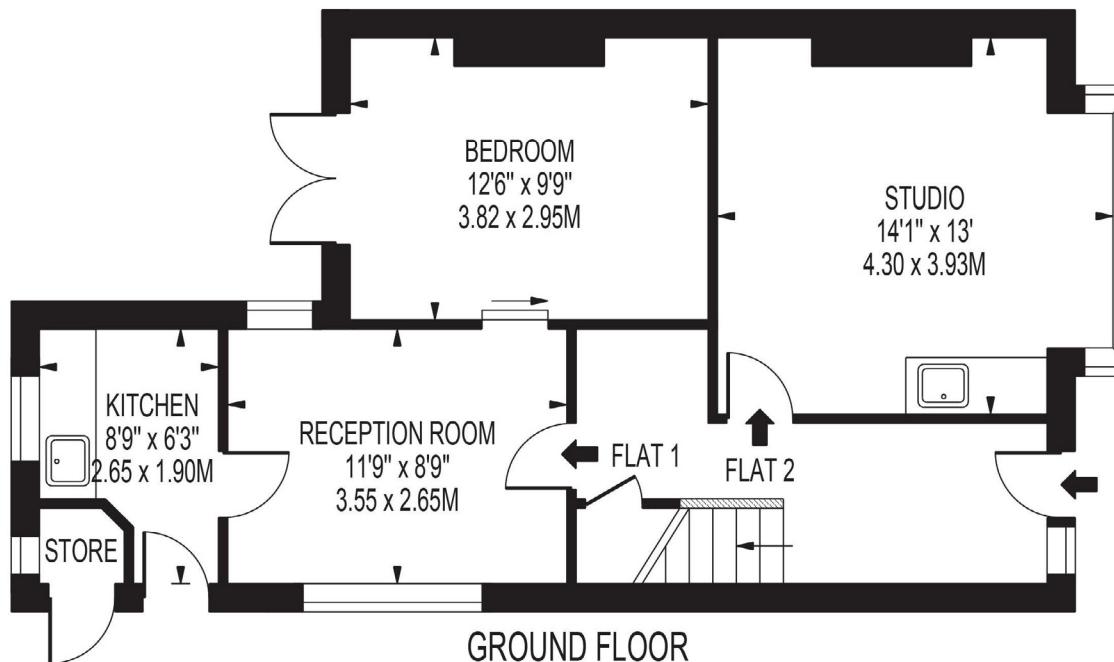
The property is located in a residential neighbourhood to the North West of Sutton Town Centre. The surrounding properties on St. James Road are predominantly residential houses and flats. The property is a 10-minute walk from Sutton Town Centre's main amenities and just a 5-minute walk from West Sutton overland train station that offers regular direct services to Central London (London Blackfriars) as well as outlying areas.



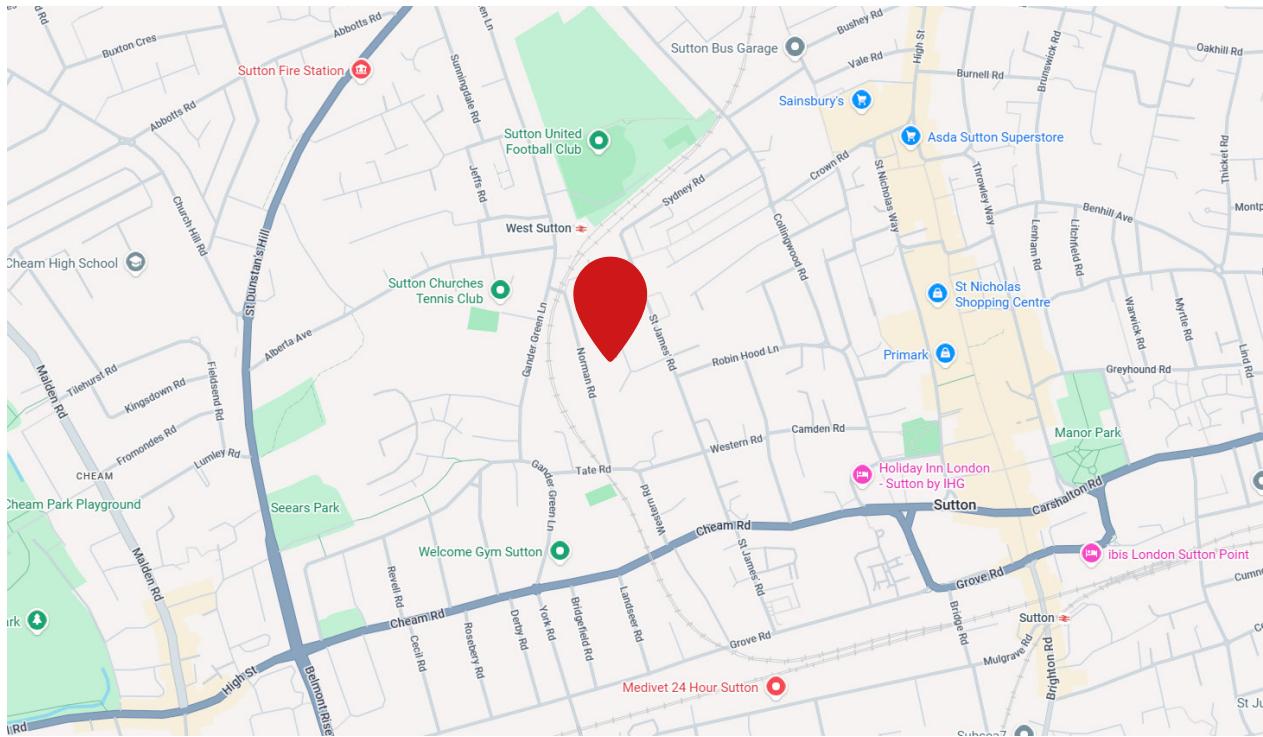
## Floorplans



FIRST FLOOR



GROUND FLOOR



## Further Information

### Terms

Guiding £475,000 for the Freehold interest. To be sold with existing AST's in place.

### VAT

We understand that VAT is not applicable for this transaction.

### Available On Request

Copies of AST's and EPC are available upon request.

### Viewings

All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.

## Contact



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