

FOR SALE

76 COLTMAN STREET

HULL, EAST RIDING OF YORKSHIRE, HU3 2SJ

**GARNESS
JONES**

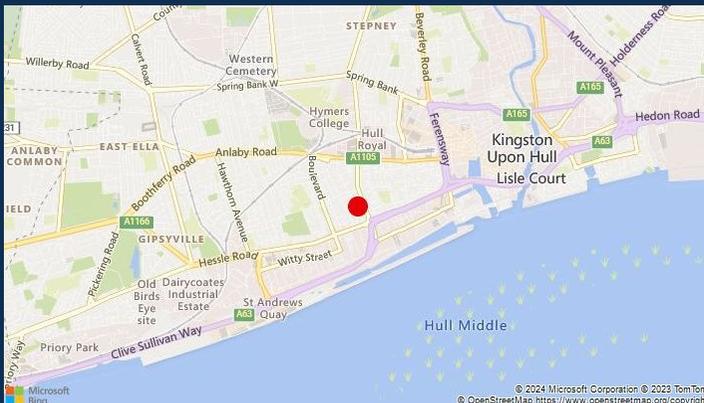
CELEBRATING 30 YEARS

Price - £140,000 (Offers in the region of)

Residential Investment
2,018 sq.ft. (187.47 sq.m.)

Property Features

- Residential investment opportunity comprises of 3 flats, 2 x 1 bedroom and 1 x 3 bedrooms.
- Ideal for private investor
- Produces £13,200 per annum
- Reflects a net initial yield of 8.97% after purchase costs of 1.5% reflects £48,333 per flat.



Enquiries

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Location

The property is located on Coltman Street, which is situated in a well established mixed use area, approximately 1.5 miles west of Hull city centre, in a densely popular residential district. The property lies just off the busy arterial road of Hessle Road, directly accessing the city centre and westward towards Hessle and the A63.

The surrounding area comprises of a combination of traditional terraced housing, local retail parades and a range of independent businesses generating consistent local footfall and trade.

The location benefits from good transport links with regular bus services operating along Hessle Road and Anlaby Road, and has good connectivity to Hull Royal Infirmary and commercial businesses located to the rear of Hessle Road.

Description

The property comprises three self-contained flats arranged within a mid-terraced, two-storey building. The accommodation includes two one-bedroom flats and one three-bedroom flat.

Each unit benefits from its own separate kitchen, lounge, and bathroom facilities. The flats are fully fitted with gas central heating, with floor coverings including carpeting throughout and tiled finishes within the bathrooms.

Accommodation

	sq.ft.	sq.m.
Flat 1	559	51.93
Flat 2	913	84.82
Flat 3	546	50.72

EPC Rating

EPC is available on request.

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Business Rates

Council Tax Band A

Terms

We have been appointed to seek offers in the region of £140,000 which reflects a net initial yield of 8.9% after purchase costs of 1.5%, subject to the existing tenancies.

The flats are let on Assured Shorthold Tenancy agreements.

Flat 1 - £350 per calendar month, £4,200 per annum.

Flat 2 - £400 per calendar month, £4,800 per annum.

Flat 3 - £350 per calendar month, £4,200 per annum.

TOTAL £13,200 per annum.



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