

Newcastle-under-Lyme - 62 Broad Street, Staffordshire ST5 2BL
Freehold 4-Bed HMO Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Newcastle-under-Lyme - 62 Broad Street, Staffordshire ST5 2BL

Freehold 4-Bed HMO Investment



Investment Consideration:

- Purchase Price: £215,000
- Gross Initial Yield: 12.13%
- Rental Income: £26,088 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terrace 4-bed HMO (all rooms ensuite)
- Situated within short walk from the town centre with occupiers nearby including Sainsbury`s Superstore, Gym, Restaurants and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1 - Ensuite (Ground Floor)	Double bed, desk with chair, large wardrobe	Individual	Periodic	£6,228	Note 1: APT Note 2: Deposit held of £300
Room 2 - Ensuite (Ground Floor)	Double bed, desk with chair, large wardrobe	Individual	Periodic	£6,000	Note 1: APT Note 2: Deposit held of £300
Room 3 - Ensuite (First Floor)	Double bed, desk with chair, large wardrobe	Individual	Periodic	£6,900	Note 1: APT Note 2: Deposit held of £575
Room 4 - Ensuite (First Floor)	Double bed, desk with chair, large wardrobe	Individual	Periodic	£6,960	Note 1: APT Note 2: Deposit held of £580

Total				£26,088	
-------	--	--	--	---------	--

Newcastle-under-Lyme - 62 Broad Street, Staffordshire ST5 2BL

Freehold 4-Bed HMO Investment



Property Description:

Mid-terrace house newly converted to a high standard 4-bed HMO. Each room is fully furnished with double bed, desk, chair, and large wardrobe. The property also benefits from communal garden at rear, providing the following accommodation and dimensions:

Ground Floor: 2 en-suite bedrooms, communal kitchen/dining

First Floor: 2 en-suite bedrooms

Total GIA: 85 sq m (915 sq ft)

Tenancy:

Room 1 is at present let to on APT to an Individual at a current rent of £6,228 p.a.
Deposit held of £300.

Room 2 is at present let to on APT to an Individual at a current rent of £6,000 p.a.
Deposit held of £300.

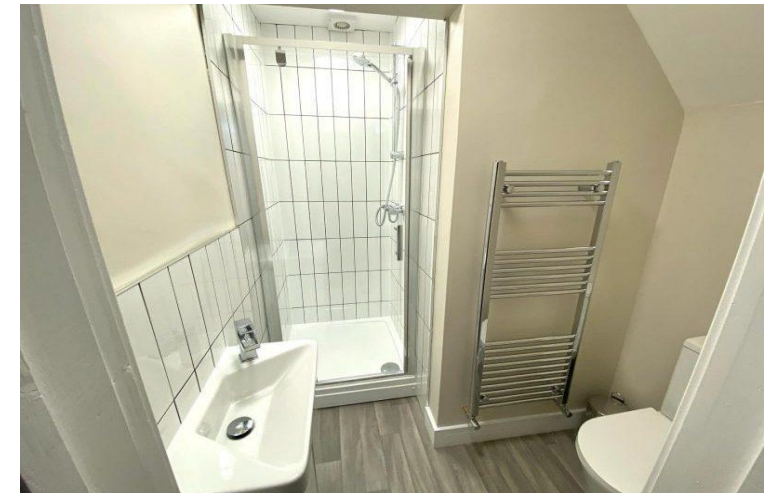
Room 3 is at present let to on APT to an Individual at a current rent of £6,900 p.a.
Deposit held of £575.

Room 4 is at present let to on APT to an Individual at a current rent of £6,960 p.a.
Deposit held of £580.



Newcastle-under-Lyme - 62 Broad Street, Staffordshire ST5 2BL

Freehold 4-Bed HMO Investment



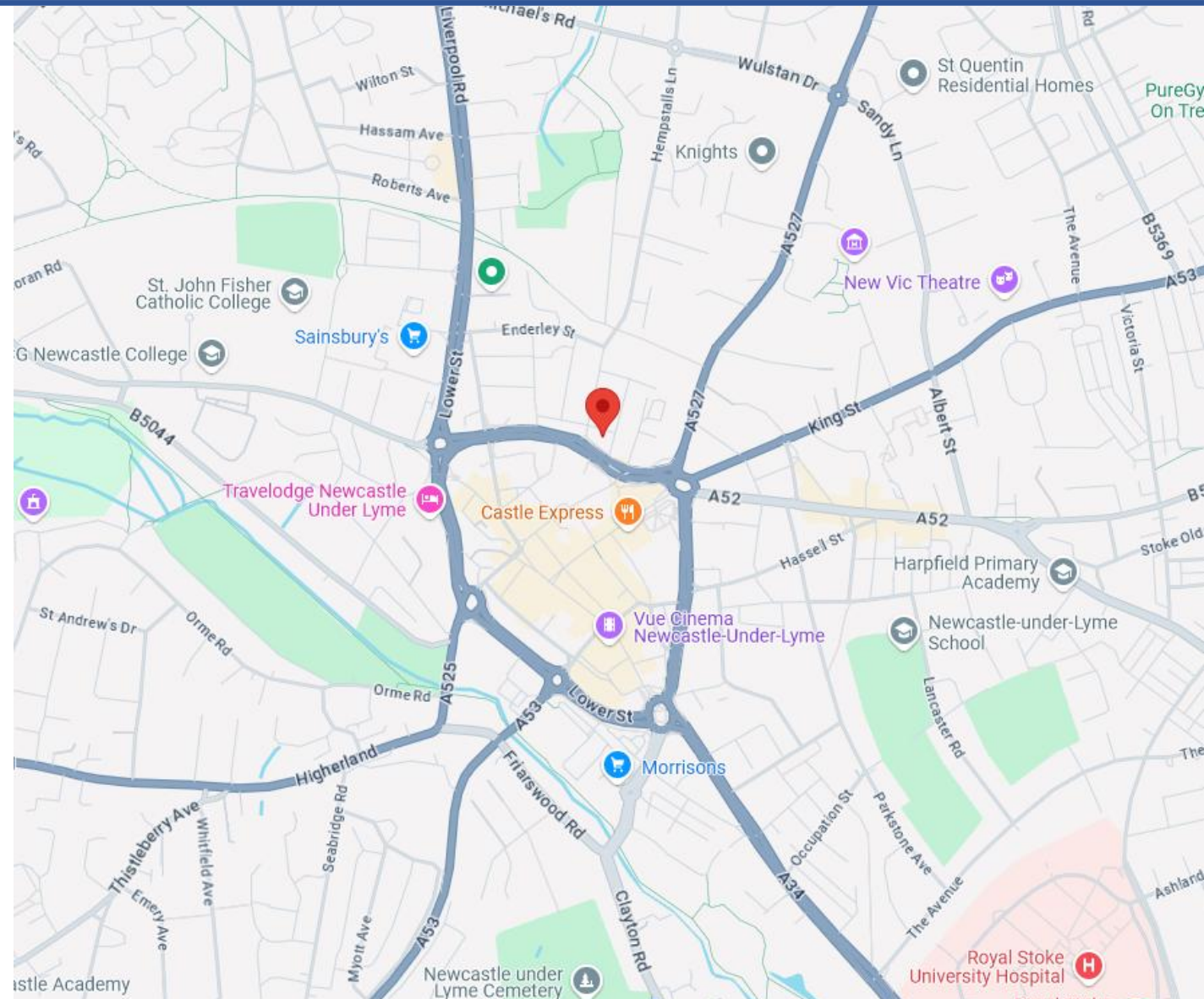
Newcastle-under-Lyme - 62 Broad Street, Staffordshire ST5 2BL

Freehold 4-Bed HMO Investment



Location:

Newcastle-under-Lyme is a market town and the administrative centre of the Borough of Newcastle-under-Lyme in Staffordshire, England. The town is served by the M6 motorway to the south and west of Newcastle and by the A500 road to the north and east. There are access points from the M6 at junctions 15 and 16, to the south and north respectively. The A34 trunk road runs through Newcastle from north to south and was the main road between Birmingham and Manchester until the M6 motorway opened. There is a large bus station in the town centre. The property is located within short walk from the town centre with occupiers nearby including Sainsbury's Superstore, Gym, Restaurants and more.



Newcastle-under-Lyme - 62 Broad Street, Staffordshire ST5 2BL

Freehold 4-Bed HMO Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. In the event any part of the property is in residential use, The Renter's Rights Act 2025 may apply to this property.