

FOR SALE

71 COLTMAN STREET

HULL, EAST RIDING OF YORKSHIRE, HU3 2SJ

**GARNESS
JONES**

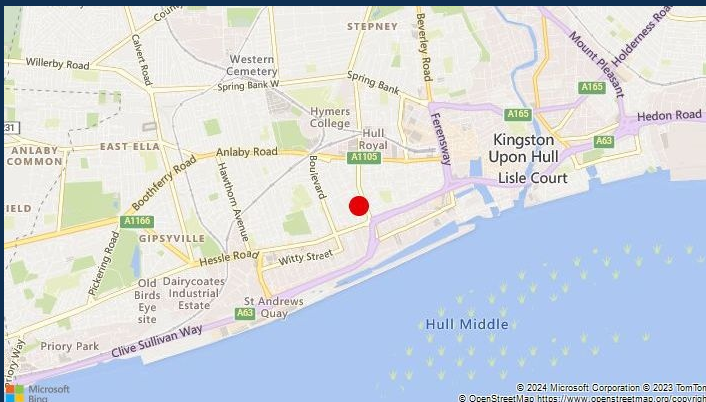
CELEBRATING 30 YEARS

Price - £145,000 (Offers in the region of)

Residential Investment
2,780 sq.ft. (258.26 sq.m.)

Property Features

- The property provides 3 flats, 2 x 1 bedroom, 1 x 3 bedroom. Self-contained flats.
- Ideal for a private investor.
- Producing £12,600 per annum.
- Reflecting a net initial yield of 8.56% after purchase costs of 1.5%, which 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 of a 2 storey end-terraced residential investment comprising of 3 self-contained apartments, 2 of which occupy 2 floors. The property is mainly carpet covering with tiled floors in the bathroom and kitchen areas. Consisting of 2 x 1 bedroom and 1 x 3 bedroom flats, producing £12,600 per annum.

The property benefits from gas central heating, separate living room, kitchen and bathroom.

Accommodation

	sq.ft.	sq.m.
Flat 1	720	66.89
Flat 2	1,386	128.76
Flat 3	674	62.61

Service Charge

There is no service charge implemented on this estate

EPC Rating

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 £145,000 for the freehold interest, which reflects a net initial yield of 8.56% after purchase costs of 1.5%.

Flat 1 is let at £350 per calendar month.
Flat 2 is let at £350 per calendar month.
Flat 3 is let at £350 per calendar month.
Total income of £12,600 per annum.



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www.garnessjones.co.uk

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