

butters john bee ^{bjb}

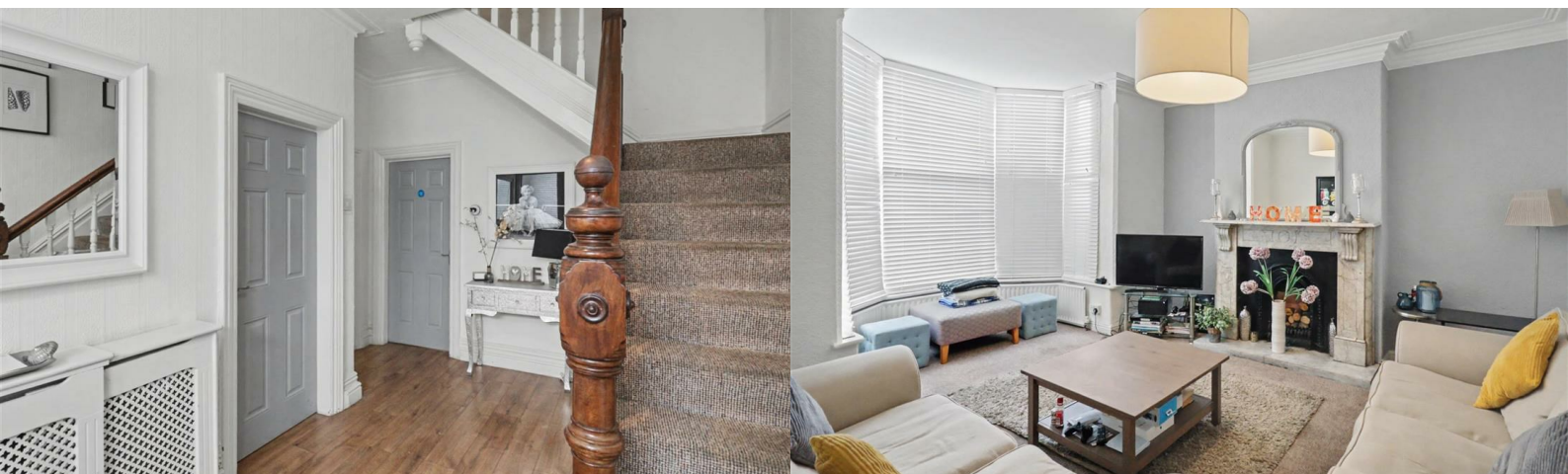
land & new homes



31, Curzon Street, Basford, Stoke on Trent, ST5 0PD

Guide Price £310,000

6 Bedroom House of Multiple Occupancy
Fully Tenanted with an annual Income of £37,044



Description

This 6 bedroom HMO is a fully furnished investment opportunity in great condition, with an income of £37,044 per annum, the property is fully let to young professionals.

A full breakdown of income/outgoings is available on request.

This property is available as part of a wider portfolio sale with a guide price of £1,200,000.

Location

The property is located on a desirable street within Basford, with a number of local amenities and shops nearby, including; Morrisons daily (0.2 miles), Pure Gym (0.6 Miles) and Basford Park (0.5 Miles). The prominent location of the property has resulted in easy access to the surrounding area, 0.3 miles from the nearest bus stop, taking passengers to Newcastle-Under-Lyme, Hanley, Tunstall, and onwards, as well as easy access by car from the A500 just 0.5 miles away.

The property is also located near a number of large employers such as Bet 365, a number of retail premises in Festival Park, The Royal Stoke University Hospital and JCB.

Accommodation.

The property measures approximately 177 sq. m and comprises;

6 x individually let double bedrooms

4 x Ensuite WC

1 x Kitchen / dining area

1 x Living room

The property also has a landlord operated Thermostat / heating controls.

The property produces a total of £37,044 per annum from all tenancies, a breakdown is available on request.

Opportunities to increase rent will be available as long term tenants move out.

There are coin operated washers and driers in the property that bring in a separate income of approximately £400 Pa

Any sizes / measurements quoted by BJB are correct to the best of our knowledge, however we would recommend all interest parties carry out their own checks before relying on any information provided.

Local Council

The site is located in the Council district of Newcastle-under-Lyme Borough Council <http://www.newcastle-staffs.gov.uk/>

Tenure.

Freehold - Subject to any existing Tenancies.

Informal Tender

Initial Expressions of Interest are invited. The site will be offered via Informal Tender on a date to be agreed. Please register your interest for further details.

Viewings

Due to the tenancies, viewings are not to take place on this property, for more details, please contact BJB Land & Development.

Council Tax & EPC

The council tax band of the property is C

The property has a current EPC rating of D and is valid until 31 July 2031

The client informs us that there have been a number of improvements since the last EPC, including double glazed window replacement.

All Enquiries

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Spicerhaart

Butters John Bee are part of the Spicerhaart Group which is one of the leading estate agency groups in the UK. Our independent residential sales and lettings network, which is the biggest in the UK, is made up of our seven established estate agencies in England & Wales which also includes: Haart, Chewton Rose, Felicity J Lord, Haybrook, Howards and Darlows.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

