

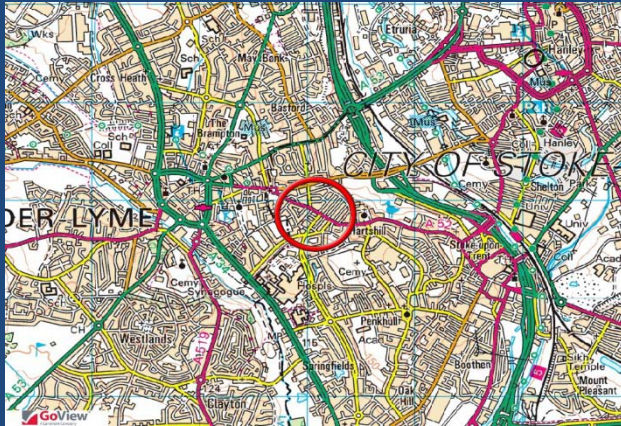
**FOR SALE**

Residential Investment/Redevelopment



465 Hartshill Road, Stoke ST4 6AA

 **ROWLEY HUGHES  
THOMPSON**  
Property Consultants  
102 Colmore Row · Birmingham B3 3AG  
**0121 212 7800**



## INVESTMENT SUMMARY

- Semi-detached 2 bedroom house
- Let on an AST at a rent of £575 pcm
- 5 self-contained garages at rear let at £2,130 pa
- Total income - £9,030 pa
- Opportunity to extend house or create 2 apartments
- Price - £165,000

## LOCATION

The property is situated on the south side of Hartshill Road (A52) approximately 1 mile from Newcastle Under Lyme Town Centre and approximately 2 miles west of Stoke on Trent City Centre.

The property is located in a mixed use area comprising residential and commercial properties and is situated close to the Hartshill Medical Centre and Pharmacy, and the Coroners Court. Nearby there are a number of local shops, restaurants and bars.

Royal Stoke University Hospital and Harplands Hospital are both located within close proximity.

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## DESCRIPTION

The property comprises a two storey semi-detached building of brick construction with a pitched tiled roof.

At the side of the property there is a driveway providing access to 5 self-contained garages at the rear.

The property is arranged to provide the following accommodation:-

Ground Floor		
Lounge	222 sq ft	20.65 sq m
Kitchen Diner	218 sq ft	20.28 sq m
Entrance Hall	57 sq ft	5.29 sq m
First Floor		
Bedroom 1	201 sq ft	18.69 sq m
Bedroom 2	134 sq ft	12.41 sq m
Store	70 sq ft	6.47 sq m
Landing	21 sq ft	1.97 sq m



## TENURE

The property is freehold .

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## LEASES

The house is let to Ms. Joyce on an AST for an original term of 12 months from 29<sup>th</sup> March 1993. The current rent is £575 per calendar month which was last reviewed on 1<sup>st</sup> January 2015.

Two of the garages are let at rents of £120.00 per quarter each - i.e. a total rent of £960 pa. The remaining 3 garages are let at rents of £97.50 per quarter each – i.e. a total rent of £1,170.00 pa.

The total income from the property is thus **£9,030 pa.**

## DEVELOPMENT POTENTIAL

In our opinion it would be possible to demolish the garages in order to create a garden area and thus to be able to extend the existing building over the driveway. This provides the opportunity to either create a larger house or possibly two apartments.

## VAT

Please note that any VAT registered purchaser would have to charge VAT on the garage rents. The rents stated above are net rents upon which VAT is currently charged.

## EPC

The property has an EPC Rating of D.

## PRICE

Our clients are seeking a price of **£165,000** which would show a net initial yield of **5.2%** after allowing for total purchasing costs of 5.28%

For further information or to arrange a viewing please contact:-

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**SUBJECT TO CONTACT AND EXCLUSIVE OF VAT**

**DATE PREPARED : JUNE 2018**

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