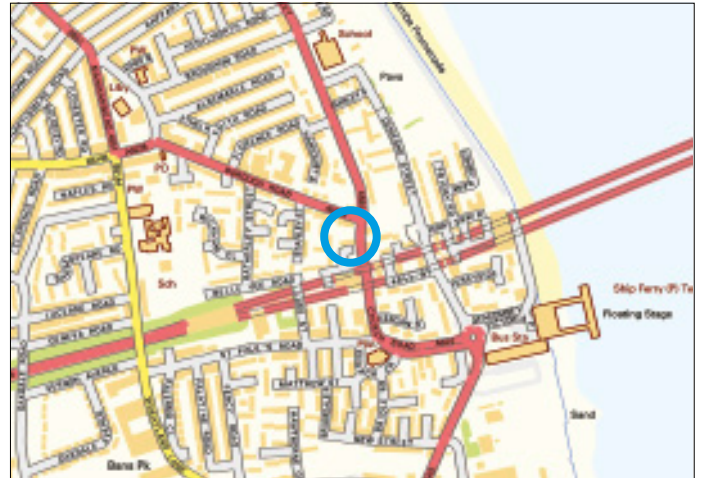


LOT
14

71a & 75a Borough Road, Wallasey, Merseyside CH44 6NB

*GUIDE PRICE £175,000 - £200,000



Not to scale. For identification purposes only

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TWO X 3 STOREY PROPERTIES PROVIDING 10 LETTINGS ROOMS WITH AN INCOME OF OVER £32,000 PER ANNUM

Description A Freehold Investment Opportunity currently producing in excess of £32,000 per annum to include all the services. The property comprises of a pair of three storey terraced properties converted to provide 10 letting rooms. 71a Borough Road is currently let to 6 tenants and is fully HMO compliant and licensed. 75a Borough Road is currently let to 4 tenants and has the potential for an HMO Investment with the use of a further letting room. The property benefits from majority double glazing and central heating. We are advised that all the tenants are male, over 35 and long term.

Situated Fronting Borough Road in a popular residential location within close proximity to local amenities and schooling.

75a/71a Ground Floor
Main Entrance Hallway.

75a First/Second Floor
Shared Kitchen/Diner, Bathroom/WC, 2 Letting Rooms, Half Landing to further Bathroom/WC, 3 Further Letting Rooms above.

71a First/Second Floor
Communal Kitchen/Diner, Bathroom, Separate WC, Half Landing to 2 Letting Rooms, 4 Further Letting Rooms, shower/WC

Outside
Entrance and shared Decked/ Yard area.