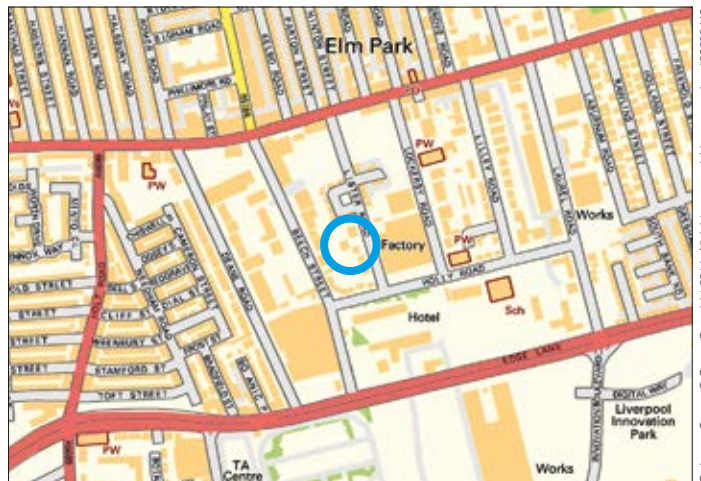




- **16 bed HMO investment opportunity. Producing £43,680 per annum.**

**Description** A 16 Bedroomed HMO Investment Opportunity currently producing a net income of approximately £43,680 per annum. A substantial double fronted three storey plus basement property which has been converted to provide 16 letting rooms. The property is leased in its entirety to a prestigious national charity. The lease has recently been extended for a further 18 months to 31st March 2018. The property is fully HMO compliant and benefits from central heating, new roof (2011), large rear garden with vehicular access and front off road parking. There is potential to increase the number of letting rooms by utilising accommodation currently used for staff and also the possibility of up to four rooms in the roof space, subject to planning consent. All letting rooms have washbasin with hot and cold water. Each floor of the building has its own dedicated electrical distribution board.



Not to scale. For identification purposes only

**Situated** between Edge Lane and Prescot Road (A57), in an established residential location within close proximity to all local amenities, excellent transport links and approximately 2.5 miles to city centre and Universities.

**Basement** Two Kitchens, Staff Bedroom with En-suite Shower and WC, Lounge/Dining Room with French doors to Rear Garden, Laundry room, WC, Tank room.

**Ground Floor** Main entrance, Vestibule, Hallway, Office and storeroom, Lounge/

Snooker Room, three letting rooms, Shower room & WC, Separate WC, Access to Rear Garden.

**First Floor** Seven Lettings Rooms, Shower/WC, Separate WC

**Second Floor** Six Letting Rooms, two Bathrooms/WCs, Utility Room

**Outside** Communal Gardens, Parking to the Front.

