



MICHAEL HODGSON

estate agents & chartered surveyors

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ARGYLE SQUARE, SUNDERLAND £275,000

INVESTMENT / DEVELOPMENT MULTI LET INVESTMENT An exciting opportunity to purchase a mid terraced property comprising of 4 no self contained flats offering a unique investment / development opportunity. The building is part let with 3 flats let but 1 flat does require full modernisation to bring it up to a lettable standard. The property is arranged over 3 floors providing 4 no self contained flats. Currently producing £2075 PER MONTH / £24,900 PER ANNUM but when fully let a potential of £2825 PER MONTH / £33,900 PER ANNUM. Externally there is a front forecourt and a rear yard. Argyle Square is situated on the fringe of the city centre and offers excellent access to transport links, shops and amenities with Sunderland City Centre only a short walk / car journey. Viewing of this exciting project and investment property is highly recommended to appreciate the location and potential on offer.

INVESTMENT / DEVELOPMENT SALE

4 NO FLATS

3 NO LET

1 NO REQUIRES FULLY REFURBISHMENT

CURRENTLY PRODUCING £2075 PER MONTH / £24,900 PER ANNUM

VIEWING ADVISED

EXCELLENT POTENTIAL

EPC RATINGS: Flat 1: E Flat 2: E Flat 3: D Flat 4: n/a

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TENANCY DETAILS

It has been advised that the following rents are payable for the property.

FLAT 1: £675 per month

FLAT 2: £650 per month

FLAT 3: £750 per month

FLAT 4: IN NEED OF MODERNISATION - BUT COULD RENT FOR £750 PER MONTH

Current rental £2075 per month, £24,900 per month but when fully let could produce £33,900 per annum

Full details in relation to the tenancy details are available upon request, the rents were advised by the landlord and correct at the time of listing. Prospective purchasers should make their own investigations in this regard as the rent can sometimes change.

Communal Entrance Hall

Leading to flat 1

Flat 1

Living Room/Kitchen

Open plan kitchen/ living room

Bedroom

Bathroom

Flat 2

Studio flat

18'4" x 11'6"

Open plan kitchen/living room the kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob, stainless steel sink and drainer with mixer tap.

Bedroom

8'1" x 5'10"

Bathroom

White suite comprising of a low level WC, pedestal basin, bath with shower over, extractor.

Flat 3

Inner Hall

Living Room

14'7" max x 15'7" max

Front facing, radiator.

Kitchen

Range of floor and wall units, tiled splashback, radiator, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap.

Bedroom 1

7'4" x 10'11"

Front facing, radiator, storage cupboard

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and a shower over, radiator.

Bedroom 2

15'8" x 8'5"

Rear facing, radiator, 2 storage cupboards.

Flat 4

Stairs to the first floor

Shower Room

Bedroom

13'6" x 15'6"

Rear facing.

Living Room

14'7" x 13'2"

Front facing.

Bedroom 2

10'5" x 6'7"

Kitchen

6'8" x 6'8"

Externally

Externally there is a front forecourt and a rear yard

COUNCIL TAX

The Council Tax Band is Band A.

Flat 1: A

Flat 2: A

Flat 3: A

Flat 4: A

TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

EPC

EPC Ratings:

Flat 1: E

Flat 2: E

Flat 3: D

Flat 4: n/a

M I C H A E L H O D G S O N

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