



**PORTFOLIO OF 3 HMO INVESTMENT OPPORTUNITIES IN ELLESMERE
PORT, CHESTER
&
3 HMO INVESTMENT OPPORTUNITIES IN NELSON, CHESTER**



HMO INVESTMENT, 79 THE BOULEVARD, GREAT SUTTON, ELLESMERE PORT, CH65 7DY

GUIDE PRICE £237,000



Accommodation & Income

- . 5 Bedroom HMO
- . Achieving an Income of £18,980 P.A producing a yield of 8% YOY
- . Held on a Government Contract for 6 years, 11 months

Recently Refurbished.

- . New Fully Tiled Kitchen
- . New Fully Tiled Bathrooms
- . Fully re-plastered throughout
- . Mains wired smoke system and fire doors throughout
- . UPVC External doors and windows
- . New central heating system
- . Electrical upgrade/ rewire
- . Fully furnished including white goods and window blinds
- . New décor and floor coverings throughout
- . Any other works required to meet the current AASC standards.

**HMO INVESTMENT, 16 OLD FIELD ROAD,
ELLESMERE PORT, CH65 8DE**

GUIDE PRICE £189,000

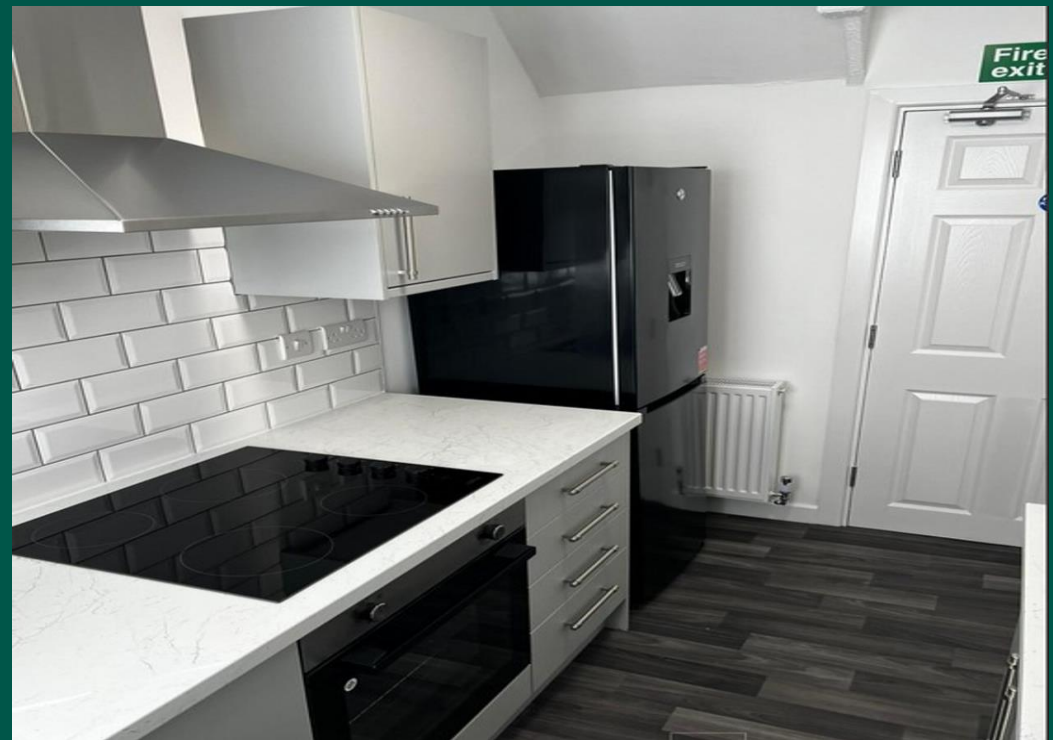


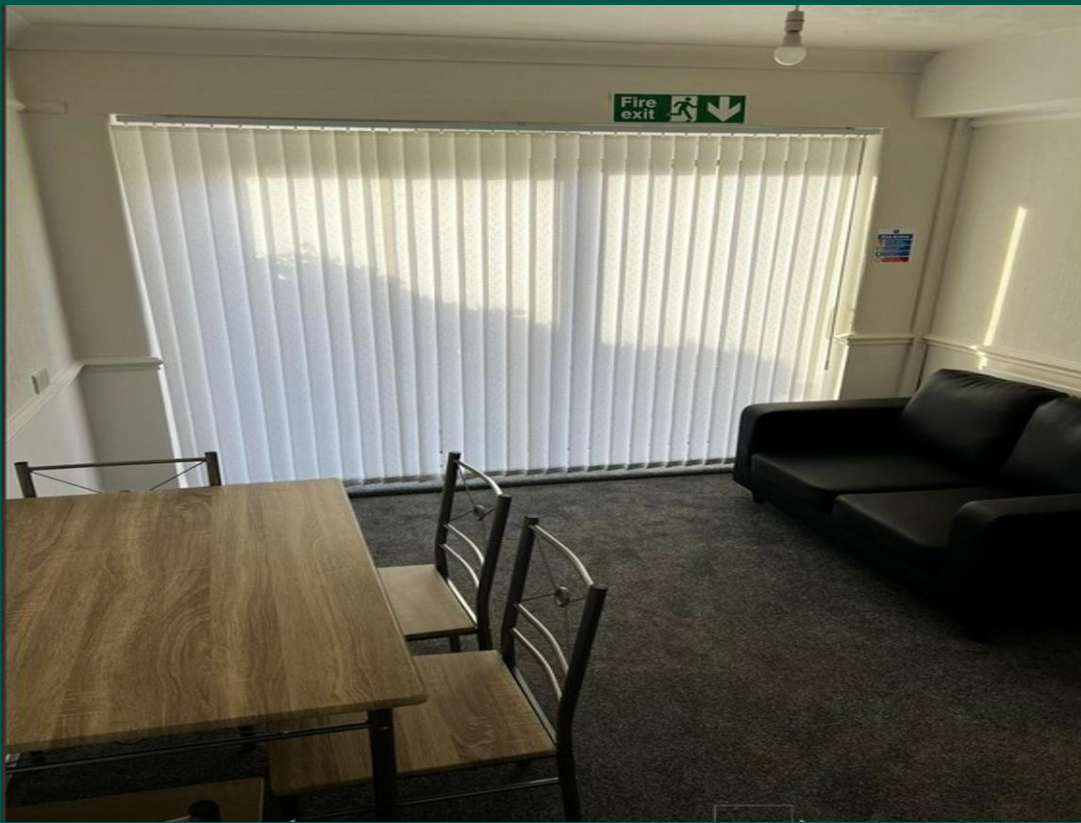
Accommodation & Income

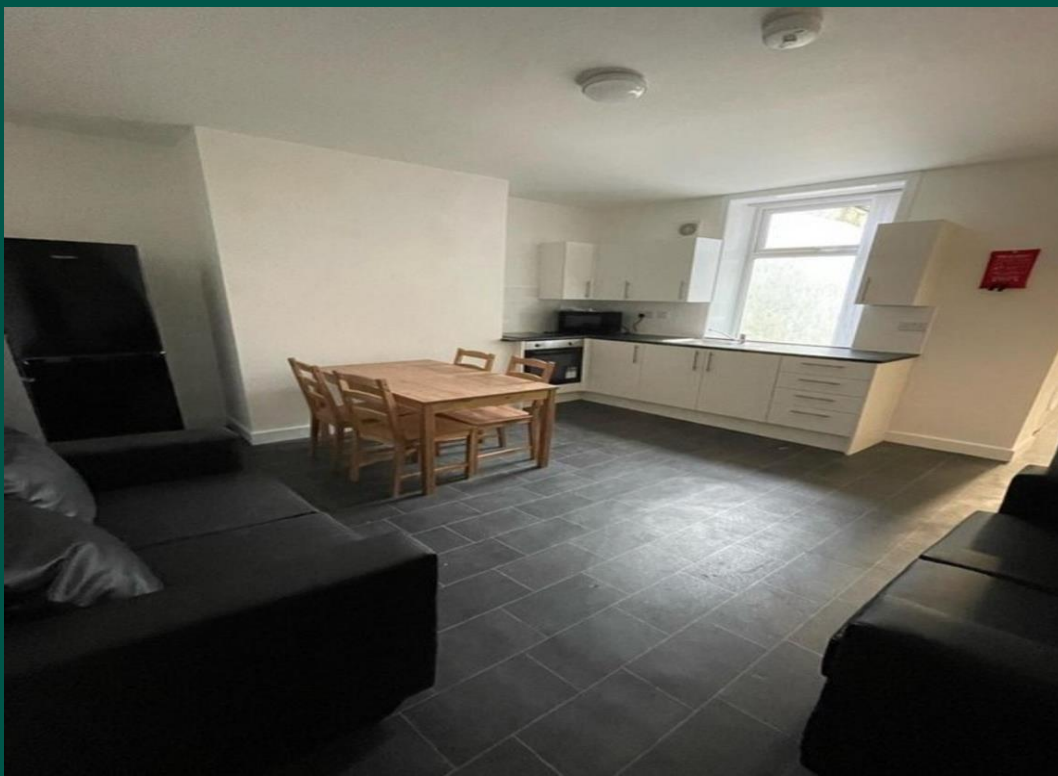
- . 4 Bedroom HMO
- . Achieving an Income of £15,184 P.A producing a yield of 8% YOY
- . Held on a Government Contract for 6 years, 11 months

Recently Refurbished.

- . New Fully Tiled Kitchen
- . New Fully Tiled Bathrooms
- . Fully re-plastered throughout
- . Mains wired smoke system and fire doors throughout
- . UPVC External doors and windows
- . New central heating system
- . Electrical upgrade/ rewire
- . Fully furnished including white goods and window blinds
- . New décor and floor coverings throughout
- . Any other works required to meet the current AASC standards.











THIS PORTFOLIO ALSO INCLUDES THE BELOW

ADDRESS	DESCRIPTION	TENANT/LEASEHOLDER	LEASE LENGTH	RENT PA	INCREASES	GUIDE PRICE	YIELD
Every Street Nelson BB9	5 Bed HMO	Government Contract	6 yr 11 Months	£18,200	Level	£227,500	8%
Barkerhouse Road Nelson BB9	5 BED HMO	Government Contract	6 yr 11 Months	£18,200	Level	£227,500	8%
Walverden Terrace Nelson BB9	5 BED HMO	Government Contract	6 yr 11 Months	£18,200	Level	£227,500	8%
Highfield Road Ellesmere Port CH65	4 BED HMO	Government Contract	6 yr 11 Months	£15,184	Level	£189,000	8%
Oldfield Road Ellesmere Port CH65	4 BED HMO	Government Contract	6 yr 11 Months	£15,184	Level	£189,000	8%
The Boulevard Ellesmere Port CH65	5 Bed HMO	Government Contract	6 Yr 11 Months	£18,980	Level	£237,000	8%
				£103,948		£1297,500	

IMPORTANT INFORMATION



For sale by Auction – Terms & Conditions Apply, Enquire for more details.

Considering offers prior to auction.

Buyer's Premium:

Applies on the fall of the hammer. The purchaser shall pay a 10% deposit. Plus, In addition, the buyer's premium upon the exchange of contract. The current Guide price is quoted inclusive of buyer premium.

Please feel free to contact our sales and enquires team on 02071013647 or Email us at sales@palaceauctions.com

When registering to bid with us we will require 2 forms of ID (Passport, Driving Licence) to fit in line with the Anti-Money Laundering Act.





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In addition:

1. Photographs and Measurements: Some images may have been taken by a wide angled lens camera.
2. Were quoted, approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before considering internal or external plans.
3. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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