



## Howard House, 25 Haydock Street, Newton-le-Willows, WA12 9DW

### Residential Investment

#### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1,593 sq ft / 147.99 sq m
<b>Price</b>	Offers in the region of £225,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	E

#### Key Points

- Town Centre Location
- 3 Self Contained Flats
- Opposite Home Bargains
- Rental Growth Potential

Location

The property is situated on the edge of Earlestown Town Centre on Haydock Street, close to its junction with Bridge Street.

The local area is mixed use but commercial in character with local occupiers including Home Bargains directly opposite.

Description

We are delighted to offer for sale a detached residential property that has been extended over the years to provide three self contained residential flats. Flats 25A and 25C are two bedrooms and flat 25B is one bedroom. Flat 25C is ground floor and situated at the rear with access at the side where there is provision for off road parking with ample parking in the immediate vicinity.

The property has UPVC double glazing and decorated throughout.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
Building	1,593	Available
Total	1,593	

Services

Mains electricity, water and drainage are connected.

Council Tax

Enquires of the Valuation Office Agency reveal that the Council Tax Band for each flat falls under Band A.

Tenancy Information

We understand each flat is let on an Assured Shorthold Tenancy Agreement as follows:

- Flat 25A £700 PCM
- Flat 25B £400 PCM
- Flat 25C £550 PCM

Gross rental income £19,800 per annum.

We believe there is potential to increase these rents per calendar month.

Asking Price

Overs over £225,000

Tensure

Understood to be Long Leasehold for a term of 999 years from 25 March 1879.

VAT

We are advised that VAT is not applicable to the property.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewing & Further Information



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