

- House of multiple occupancy
- Gross annual income of £20,540.04 - 22.8%
- Extent 1,173 SQFT
- Freehold terrace house
- Fully occupied
- Opposite Sidney Park, Cleethorpes
- 1.1 miles to Cleethorpes railway station
- Auction 27 September 2024



Auction guide £90,000

Lot 109 - 193, Brereton Avenue Cleethorpes, Lincolnshire, DN35 7RG

A five bedroom licensed house of multiple occupancy in a freehold terrace house with a gross annual yield of £20,540.04 (22.8%). (Title number: HS336232)

FOR SALE BY AUCTION: To be sold by public auction on the owner's instruction. A five bedroom licensed house of multiple occupancy in a freehold terrace house with a gross annual yield of £20,540.04 (22.8%). The property is fully occupied and located opposite Sidney Park in Cleethorpes, Grimsby. To be sold via online bidding on Friday, 27 September 2024.

Auctioneer's comments: 'An opportunity to buy a well maintained and fully occupied HMO with a yield of 18.6%, ideal for investors looking for a cash flowing asset.'

Auction date

The property is to be sold by public auction on Friday, 27 September 2024 via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Five occupied rooms, living room, house of multiple occupancy, terrace house, freehold

Location

Cleethorpes, Grimsby, South Humberside, 1.1 miles to Cleethorpes railway station

Accommodation

Ground floor: room 1, room 2, living room, kitchen, WC

First floor: bathroom, room 3, room 4, room 5

Outside

Front yard, rear garden

EPC rating

E

Tenure

Freehold

Tenancy Rent Schedule

Room 1: £325.00 PCM

Room 2: £325.00 PCM

Room 3: £346.67 PCM

Room 4: £368.33 PCM

Room 5: £346.67 PCM

Local authority and council tax band

North East Lincolnshire Council

Council tax band: A

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

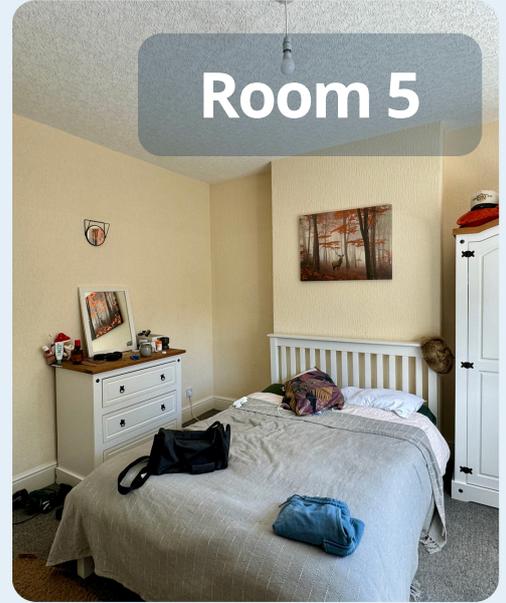
Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.





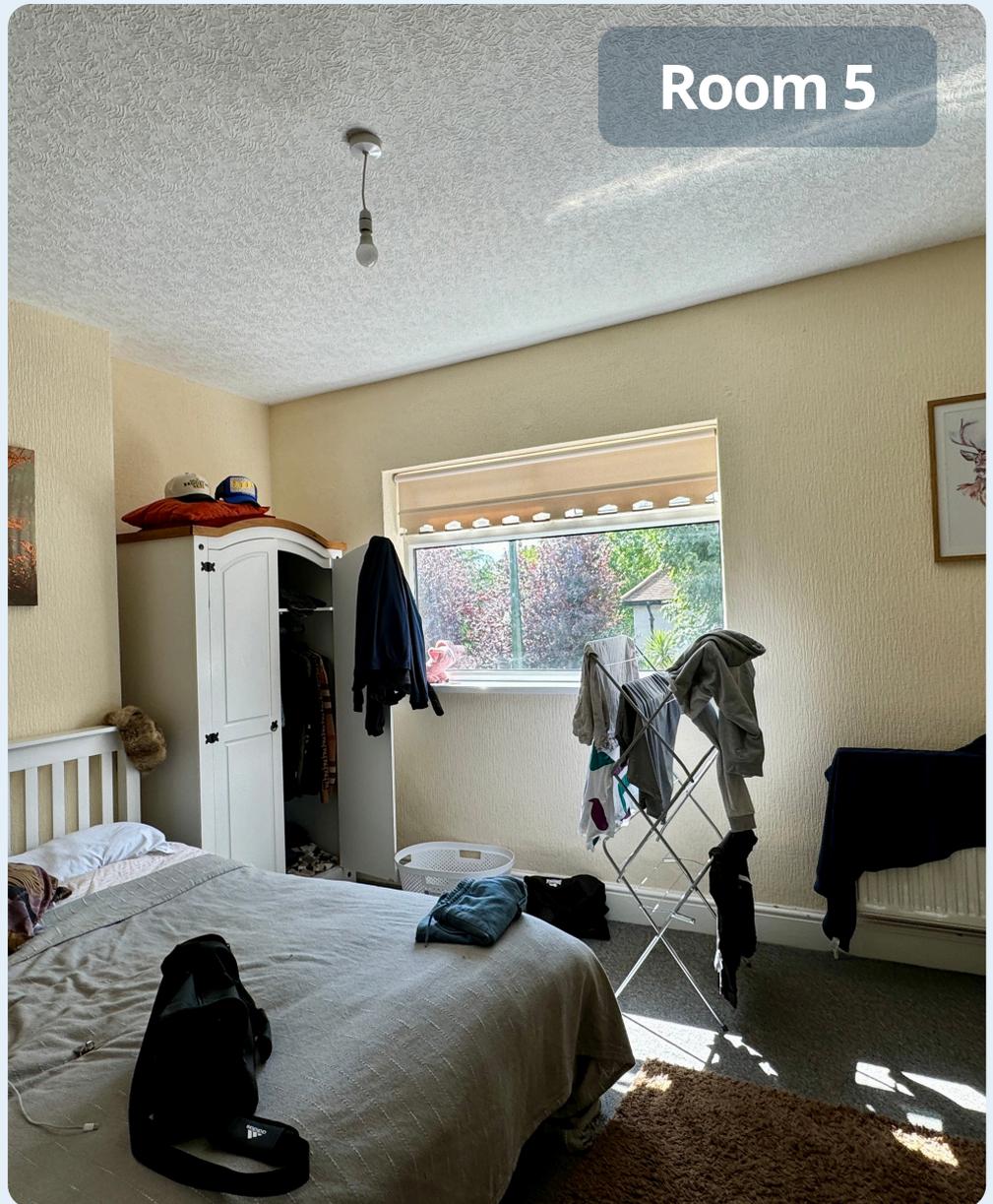
Room 4



Room 5



Room 1

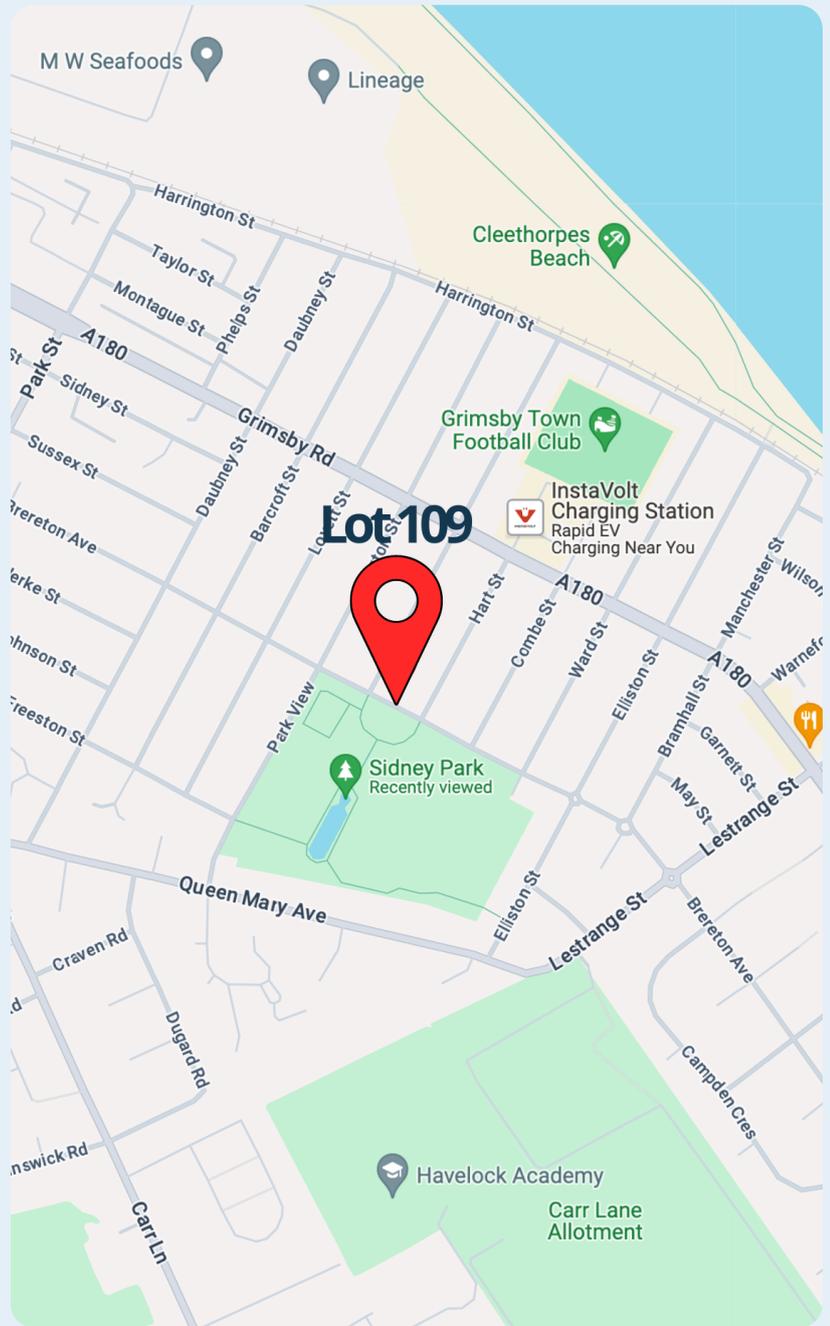
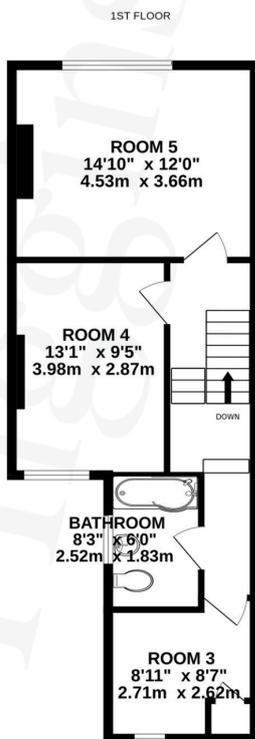
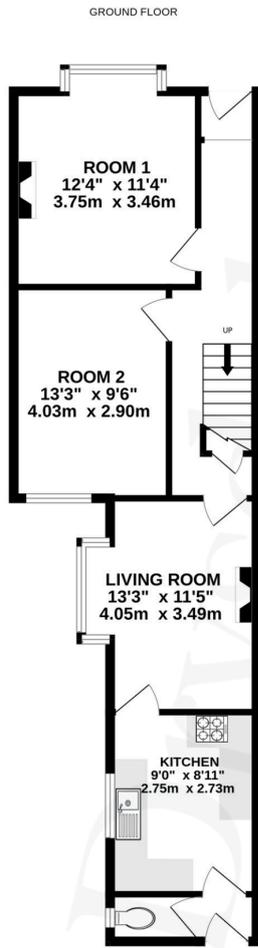


Room 5



Room 2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		