



**49-53 HULTON STREET, BIRCHES
HEAD, STOKE ON TRENT,
STAFFORDSHIRE, ST1 6AU**

**FOR SALE
£295,000**

- Three income producing properties being sold as investment opportunity
- *Current income at £35,700 providing over a 12% gross return*
- 4 x 1 bedroom flats and 1 x 2 bedroom mid terraced house
- Total NIA: 2,308 sq ft
- All units have a Band C EPC and have recently been refurbished



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GENERAL DESCRIPTION

A rare opportunity to obtain a readymade property portfolio of three former terraced houses in a self-contained block. All properties are of brick elevation with slate tile roof coverings originating from the Victorian era.

The portfolio consists of two 1 bedroom flats at 49 Hulton Street, a 2 bedroom terraced house at 51 Hulton Street and two 1 bedroom flats at 53 Hulton Street. The flats at 49 Hulton Street have been redecorated and new tenants have recently moved in on new tenancy agreements and with new EPC's. 51 Hulton Street is rented at £9,000pa to another new tenant and has been recently refurbished. 53 Hulton Street is a double fronted former terraced house with an extension on the ground floor creating a larger than usual 1 bedroom flat with separate entrance at the rear. All of the properties being sold benefit from UPVC double glazed windows, UPVC front doors and gas central heating.

LOCATION

49-53 Hulton Street is located adjacent to Town Road which leads into Hanley city centre at the west and out of the city and past Central Forest Park a short walk to the north. The property is around a third of a mile from the middle of Hanley and on a number of bus routes around Stoke on Trent including access to the main hospital and universities.

SERVICES

All main services are connected. No services have been tested by the agents. All of the flats have recently had new combi boilers installed.

TENANCY DETAILS

Number 49 ground is rented at £550pcm on a new AST and 49 first is rented for £600pcm on a new AST

Number 51 is rented on a new AST at £750pcm.

Number 53 ground is rented at £550pcm and 53 first is rented at £525pcm, both on AST's.

VAT

The sales price is not subject to VAT.

VIEWINGS

As all units are occupied, viewings can be arranged but only at certain times. Access to all elements cannot be guaranteed.

TENURE

Available freehold of all three titles, subject to contract and with the benefit of the existing AST agreements.

COUNCIL TAX

The residential tenants are responsible for payment of any council tax where applicable.

All five properties are classed as Band A.

Stoke on Trent City Council Band A - £1,455pa (26/27).

Note: A single occupier may benefit from a 25% discount.

ACCOMMODATION

49 Hulton Street, Ground

1 bedroom flat –	360 sq ft	£550pcm
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49 Hulton Street, First

1 bedroom flat –	347 sq ft	£600pcm
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51 Hulton Street

2 bed mid-terrace –	708 sq ft	£750pcm
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53 Hulton Street, Ground

1 bedroom flat –	514 sq ft	£550pcm
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53 Hulton Street, First

1 bedroom flat –	379 sq ft	£525pcm
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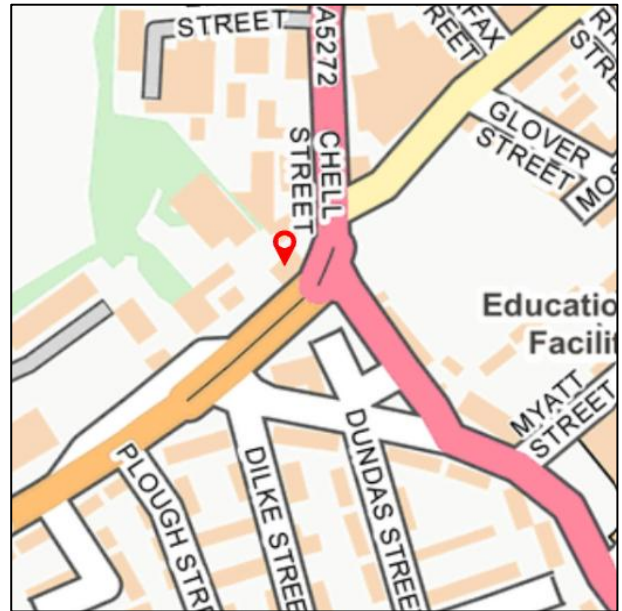
Total NIA:	2,308 sq ft	£2,975pcm
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ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



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BIRCHES HEAD, STOKE ON TRENT
ST1 6AU**



OFFICE

37 Marsh Parade

Newcastle

Staffordshire

ST5 1BT

01782 715725

enquiries@rorymack.co.uk

www.rorymack.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements