

LOT
88

9 Rathbone Road, Wavertree, Liverpool L15 4HG

GUIDE PRICE **£180,000+***

RESIDENTIAL INVESTMENT

Description

A three storey middle terraced property converted to comprise a 6 bedroomed HMO investment opportunity. There are 8 bedrooms in total however 2 are not in use as the seller's licence covers a 6 bedroom HMO only. The property benefits from double glazing and central heating. Two of the rooms are currently let producing a rental income of £10,800pa (including bills). When fully let the potential rental income would be approximately £28,800pa. Please note the vendor advises that although they have currently only two tenants occupied it doesn't mean it cannot be used as a C4 house. There was a third tenant who moved out early November and a fourth tenant moved out in September. They have a HMO licence approved under their name for up to 8 unrelated tenants. It has to renew annually with a fee. Since she had 4 tenants (less than 5) she did not need to renew the HMO as she is selling the property and not planning to attract new tenants by advertising on the rental market. The property is eligible for HMO application as it held licenses previously and the latest licence is in the legal pack but every owner has to apply their own ones as it is non transferable.

Situated

Off Picton Road (B5178) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3.5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hall, two Letting

Rooms, Communal Kitchen/
Diner, Utility Room



First Floor

Three Letting Rooms, Separate
WC, two Communal Bathrooms/
WC

Second Floor

Communal Kitchen, three Letting
Rooms

Outside

Yard to the Rear

EPC Rating

D

Council Tax Band

B