



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



ARGYLE SQUARE, SUNDERLAND £275,000

INVESTMENT / DEVELOPMENT MULTI LET INVESTMENT An exciting opportunity to purchase a mid terraced property comprising of 4no self contained flats offering a unique investment / development opportunity. The building is part let with 3 flats let but 1 flat does required full modernisation to bring it up to a lettable standard. The property is arranged over 3 floors providing 4no self contained flats. Currently producing £2075 PER MONTH / £24,900 PER ANNUM but when fully let a potential of £2825 PER MONTH / £33,900 PER ANNUM. Externally there is a front forecourt and a rear yard. Argyle Square is situated on the fringe of the city centre and offers excellent access to transport links, shops and amenities with Sunderland City Centre only a short walk / car journey. Viewing of this exciting project and investment property is highly recommended to appreciate the location and potential on offer.

INVESTMENT / DEVELOPMENT SALE
3NO LET
CURRENTLY PRODUCING £2075 PER MONTH / £24,900 PER ANNUM
EXCELLENT POTENTIAL

4 NO FLATS
1NO REQUIRES FULLY REFURBISHMENT
VIEWING ADVISED
EPC RATINGS: Flat 1: E Flat 2: E Flat 3: D Flat 4: n/a



ARGYLE SQUARE, SUNDERLAND

£275,000

TENANCY DETAILS

It has been advised that the following rents are payable for the property.

- FLAT 1: £675 per month
- FLAT 2: £650 per month
- FLAT 3: £750 per month
- FLAT 4: IN NEED OF MODERNISATION - BUT COULD RENT FOR £750 PER MONTH

Current rental £2075 per month, £24,900 per month but when fully let could produce £33,900 per annum

Full details in relation to the tenancy details are available upon request, the rents were advised by the landlord and correct at the time of listing. Prospective purchasers should make their own investigations in this regard as the rent can sometimes change.

Communal Entrance Hall
Leading to flat 1

Flat 1

Living Room/Kitchen
Open plan kitchen/ living room

Bedroom

Bathroom

Flat 2

Studio flat
18'4" x 110'6"
Open plan kitchen/living room the kitchen has a range of floor and wall units, tiled splashback, electric oven, electric hob, stainless steel sink and drainer with mixer tap.

Bedroom
8'1" x 5'10"

Bathroom
White suite comprising of a low level WC, pedestal basin, bath with shower over, extractor.

Flat 3

Inner Hall

Living Room
14'7" max x 15'7" max
Front facing, radiator.

Kitchen
Range of floor and wall units, tiled splashback, radiator, electric oven, electric hob with extractor over, stainless steel sink and drainer with mixer tap.

Bedroom 1
7'4" x 10'11"
Front facing, radiator, storage cupboard

Bathroom
White suite comprising of a low level WC, pedestal basin with mixer tap, bath with mixer tap and a shower over, radiator.

Bedroom 2
15'8" x 8'5"
Rear facing, radiator, 2 storage cupboards.

Flat 4
Stairs to the first floor

Shower Room

Bedroom
13'6" x 15'6"
Rear facing.

Living Room
14'7" x 13'2"
Front facing.

Bedroom 2
10'5" x 6'7"

Kitchen
6'8" x 6'8"

Externally
Externally there is a front forecourt and a rear yard

COUNCIL TAX
The Council Tax Band is Band A.

Flat 1: A
Flat 2: A
Flat 3: A
Flat 4: A

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

EPC
EPC Ratings:

Flat 1: E
Flat 2: E
Flat 3: D
Flat 4: n/a

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

