



MICHAEL HODGSON

estate agents & chartered surveyors.

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## ARGYLE STREET, SUNDERLAND

By Auction £225,000

FOR SALE BY AUCTION - STARTING BID - £225,000 - FULLY LET INVESTMENT ON ARGYLE STREET, SUNDERLAND - PRODUCING £2490 PER MONTH - £29,880 PER ANNUM This substantial 3 storey end terrace property is situated on the corner of Argyle Street and Worcester Terrace on the fringe of Sunderland City Centre providing convenient access to shops, bars, restaurants, cafes and amenities, University and Royal Hospital as well as excellent transport links via Sunderland Bus & Metro Interchange. The property provides 4no self contained flats that are fully let offering an excellent rental income. Full details relating to the rents are available upon request.

INVESTMENT SALE

SELF CONTAINED

PRODUCING £2490 PER MONTH

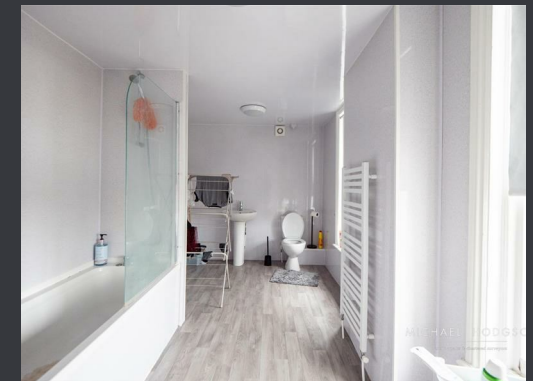
VIEWING ADVISED

4NO FLATS

FULL LET

PRODUCING £29,880 PER ANNUM

EPC RATINGS: Flat 1: E Flat 2: C Flat 3: D Flat 4: D



# ARGYLE STREET , SUNDERLAND

## By Auction £225,000

### AUCTION TERMS OF SALE

Timescales

Contracts will exchange immediately. There are 28 days in which to complete the purchase.

### Legal Pack

A legal pack is available to download. Special conditions may apply.

We strongly recommend buyers familiarise themselves with the legal pack prior to bidding.

### Deposit

In order to secure the purchase a buyer will pay a deposit of 5%, subject to a minimum £4000 which contributes towards the overall purchase price of the property.

The deposit is non-refundable.

### Buyer Fees

This property is sold subject to a non-refundable reservation fee of 2.5%+ VAT to a minimum of £3,000 + VAT (£3,600 inc VAT) This does not form part of the purchase price.

### More Information

For more information call our auction experts on 0191 206 9335 or email [auctions@pattinson.co.uk](mailto:auctions@pattinson.co.uk)

### ONLINE AUCTION NOTICE

I hereby acknowledge and confirm the following:

My bid may be accepted by the seller at any time before the close of the auction. It is subject to the terms and conditions of the auction which I have read and understood. I have read and understood the legal pack applicable to my bid/lot and agree to be bound by any special conditions within that pack.

If my bid is successful (whether as the highest bid or upon acceptance by the seller in the course of the auction) I shall be bound by the lot terms and conditions as advertised online.

Any amount payable at the close of the auction must be paid within 1 hour.

Please note that the bidding process will work in a different way to an eBay auction, so there is NO advantage to bidding at the last second.

Each auction will automatically stay open until there has not been a bid within the final 10 minutes. If no bid has been submitted within the final 10 minutes of the auction, the auction will close and the highest bidder will be successful subject to the reserve price being met or upon acceptance of an offer by the seller throughout the auction cycle. If there is another bid within 10 minutes of the last bid, the auction countdown timer will be restarted for another 10 minutes to allow further bidding. This system avoids last-minute (or second) bidding and makes for a fairer auction as in a live-room auction situation.

Please bid in good time before the end of the auction, delaying your bid to the last seconds may disadvantage you if your connection slows or you lose internet connectivity.

The auctioneer is not responsible for any tech issues, power outage or error messages which hampers or eliminates an individual's opportunity to bid.

It is the bidder's responsibility to ensure the bid has been lodged with the auctioneer. It is therefore beneficial to bid on your chosen lot at your earliest opportunity.

The auctioneer accepts no responsibility for bids that are not received or are received late and reserves the right to reject any bid without notice.

Minimum online bidding increments:  
£50,000 - £250 minimum bid  
£50,001 to £150,000 - £500 minimum bid  
£150,001 to £250,000 - £1,000 minimum bid  
£250,001 to £750,001 - £2,500 minimum bid  
£750,001 to £1.5 Million - £5,000 minimum bid  
£1.5 Million Plus - £10,000 minimum bid

Please note this bidding process applies specifically to online auctions.

More Information is available:

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### TENANCY DETAILS

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

FLAT 1: £675 per month  
FLAT 2: £500 per month  
FLAT 3: £675 per month  
FLAT 4: £640 per month

Totals: £2490 per month, £ 29,880 per month

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.

Entrance Hall  
Leading to all flats

### Flat 1

Inner hall  
Leading to living room/ kitchen

Living Room/ Kitchen  
17'11" to bay x 16'5" max  
Bay window to the front elevation, and a window to the side elevation, double radiator, kitchen point with a range of floor and wall units, tiled splashback, wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, plumbed for washer.

Bedroom  
12'11" max x 10'5" max  
Double radiator.

### Shower Room

White suite comprising of a low level WC, pedestal basin with mixer tap and tiled splashback, radiator, extractor, shower cubicle.

Flat 2  
Living / Kitchen area - 2.5m x 6.2m  
Bathroom - 2.6m x 0.9m  
WC -1.1m x 0.9m

### Flat 3

Living Room  
13'2" x 13'10"  
Radiator

Inner Hall  
Leading to the living Room

Kitchen  
9'7" x 8'0"  
Range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, double radiator, cupboard with wall mounted gas central heating boiler.

Bedroom  
14'9" x 10'1"  
Radiator

### Flat 4

Bathroom  
Low level WC, pedestal basin with mixer tap, towel radiator, bath with shower over.

Living room  
15'5" x 6'8"  
T fall roof in part, velux style window, radiator.

Kitchen  
7'3" x 6'8"  
Range of floor and wall units, electric oven, gas hob with velux style window, stainless steel sink and mixer tap.

### COUNCIL TAX

The Council Tax Band is Band:

Ground Floor Front Flat : A  
Ground Floor Rear Flat : A  
Middle Floor Flat: A  
Top Floor Flat: A

### TENURE

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

EPC  
EPC Rating:

Flat 1: E  
Flat 2: C  
Flat 3: D  
Flat 4: D

# M I C H A E L   H O D G S O N

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