



MICHAEL HODGSON

estate agents & chartered surveyors

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ARGYLE SQUARE, SUNDERLAND £240,000

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 £2060 PER MONTH / £24,720 PER ANNUM but when fully let a potential of £2810 PER MONTH / £33,720 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

4 NO FLATS

3 NO LET

1 NO REQUIRES FULLY REFURBISHMENT

PART LET AT £2060 PER MONTH / £24,720 PER ANNUM

VIEWING ADVISED

EXCELLENT POTENTIAL

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

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£240,000

TENANCY DETAILS

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

13 Argyle Square

Flat 1 - £660

Flat 2 - £650

Flat 3 - £750

Flat 4 - Void (£750)

updated 07/07/2026

Full details in relation to the tenancy details are available upon request.

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

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