

STOKE-ON-TRENT 8 MIDDLE CROSS STREET, ST3 1EB

- | Freehold HMO investment
- | 9 letting rooms
- | £40,500 per annum (gross)
- | Newly developed with full HMO license (see legal pack)
- | Fully let

DESCRIPTION

A detached former public house of traditional construction beneath a pitched roof. The building is arranged over basement, ground and first floors and has recently been refurbished to a high standard to provide nine letting rooms with communal kitchen and laundry facilities. Each room benefits from an en suite shower room/WC. Externally there is a rear communal garden area and storage at basement level.



LOCATION

Summary: A prominent corner location at the junction of Wood Street and Middle Cross Street on the northern edge of the town centre
Miles: Stafford 18 miles, Manchester 46 miles
Roads: A5007, B5039, A50
Rail: Longton railway station

TENURE

Freehold

VAT

Refer to the legal documentation

EPC

See website

PLANNING

Stoke-on-Trent City Council (01782 232372) www.stoke.gov.uk

ADDRESS	ACCOMMODATION	TENANT	LEASE TERMS	RENT £ PA
44-46 Wood Street	Ground floor - 4 en-suite bedrooms, communal kitchen, laundry room First floor - 5 en-suite bedrooms Basement - storage	Various (1)	ASTs (1)	£40,500 (1)

(1) The rent quoted is gross. A full tenancy schedule is available in the legal pack.

Seller's Solicitor

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