

LOT **51**

**244 Castle Street, Dudley,
West Midlands DY1 1LQ**

*Guide Price
£480,000+

**A Recently Developed Spacious Investment Opportunity
Comprising the First & Second Floors of a Substantial Corner
Building Arranged as 7 Ensuite HMO Rooms on the First Floor
and 5 Self Contained Studio Apartments on the Second Floor.
Currently Producing a Combined Income of £53,940 Per Annum
with Two Units Vacant. Estimated Rental Value when Fully Let is
£64,140 Per Annum.**

Tenure

Long Leasehold. The property is held on a 999 year lease from 29th September 2014 (thus approximately 994 years unexpired).

Location

The property occupies a prominent corner position in Dudley Town Centre at the junction of Castle Street and New Street. The development is a minute walk from Dudley Central Bus Station. Rail links are provided by Dudley Port and Sandwell and Dudley stations. The open spaces of Coronation Gardens & Dudley Zoological Gardens are within easy reach.

Combined Current Rent £4,495 per calendar month with two units currently vacant.

Accommodation

First Floor

Seven Ensuite Bedrooms, Communal Reception, Kitchen & Dining Rooms

Room 1 Let for £475 pcm
Room 2 Let for £400 pcm
Room 3 Let for £425 pcm
Room 4 Vacant (ERV £400 pcm)
Room 5 Let for £470 pcm
Room 6 Let for £450 pcm
Room 7 Let for £475 pcm

Second Floor

Five Self Contained Studio Apartments

Studio 1 Let for £475 pcm
Studio 2 Let for £475 pcm
Studio 3 Let for £425 pcm
Studio 4 Let for £425 pcm
Studio 5 Vacant (ERV £450 pcm)

