

Property Consultants



For Sale

446-452 Bellhouse Road, Shiregreen, Sheffield S5 0RF



- Fully Let Income Producing Residential Investment
- 6 One Bed Flats & 4 Bungalows - Purpose Built
- Popular Residential Location
- Total Current Rental Income - £64,115 pa
- Freehold For Sale - Offers in excess of £720,000
- Offering Asset Management Opportunities

www.crosthwaitecommercial.com

LOCATION

The property is located on Bellhouse Road (B6086) Shiregreen, in a primarily residential area although there is a shopping parade within walking distance. The city centre is approximately 3½ miles to the south.

DESCRIPTION

The site was developed in the mid 2000's as purpose-built flats and bungalows. There are two blocks, one fronting Bellhouse Road providing six one-bedroomed flats across two floors. The rear block is split into four one bedroomed bungalows with access through a communal car park.

The flats have been well fitted out, each with an open living area, bedroom, kitchen and bathroom with WC, shower and wash basin. Heating is from electric wall mounted heaters. The flats are separately metered for electricity.

The site is broadly rectangular and level, there is access to the central car park, down the side of the development, along with a bin storage area and landscaping.

ENERGY PERFORMANCE CERTIFICATE

The premises are all within Band C. Full Energy Performance Certificates will be provided on request.

RATES

The flats and bungalows are all within Band A for Council Tax.



TENURE

The premises are held freehold.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

FREEHOLD SALE

We are seeking offers in the region of **£720,000**. This represents a net yield of **8.46%** on the current gross income. We understand that VAT will not be payable on the purchase price.

TENANCIES

All flats are let on Assured Shorthold Tenancy Agreements and rents excludes utilities.

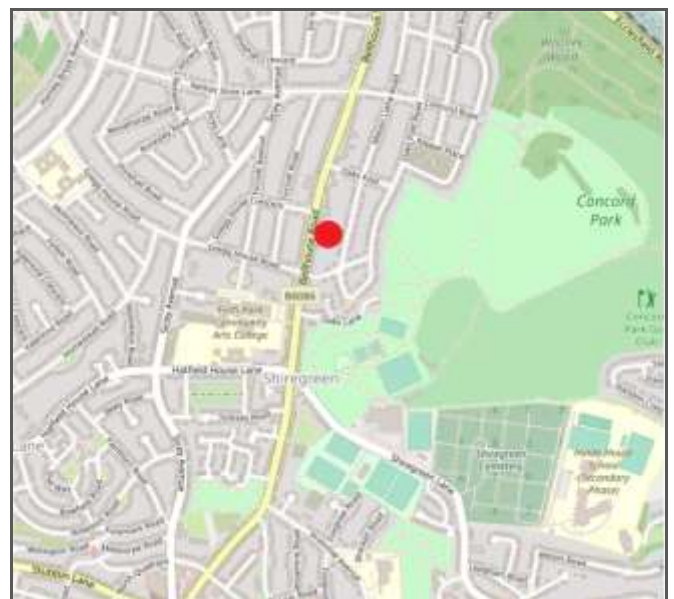
Property	Monthly Rent
446	£ 500.00
446A	£ 541.00
446B	£ 550.00
448	£ 500.00
448A	£ 497.96
448B	£ 565.00
450	£ 563.00
450A	£ 500.00
452	£ 563.00
452A	£ 563.00

INCOME

The total current annual income is **£64,115.40 pa.**

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents - contact Mark Holmes at Crosthwaite Commercial on 0114 272 3888 or mark@crosthwaitecommercial.com



SUBJECT TO CONTRACT

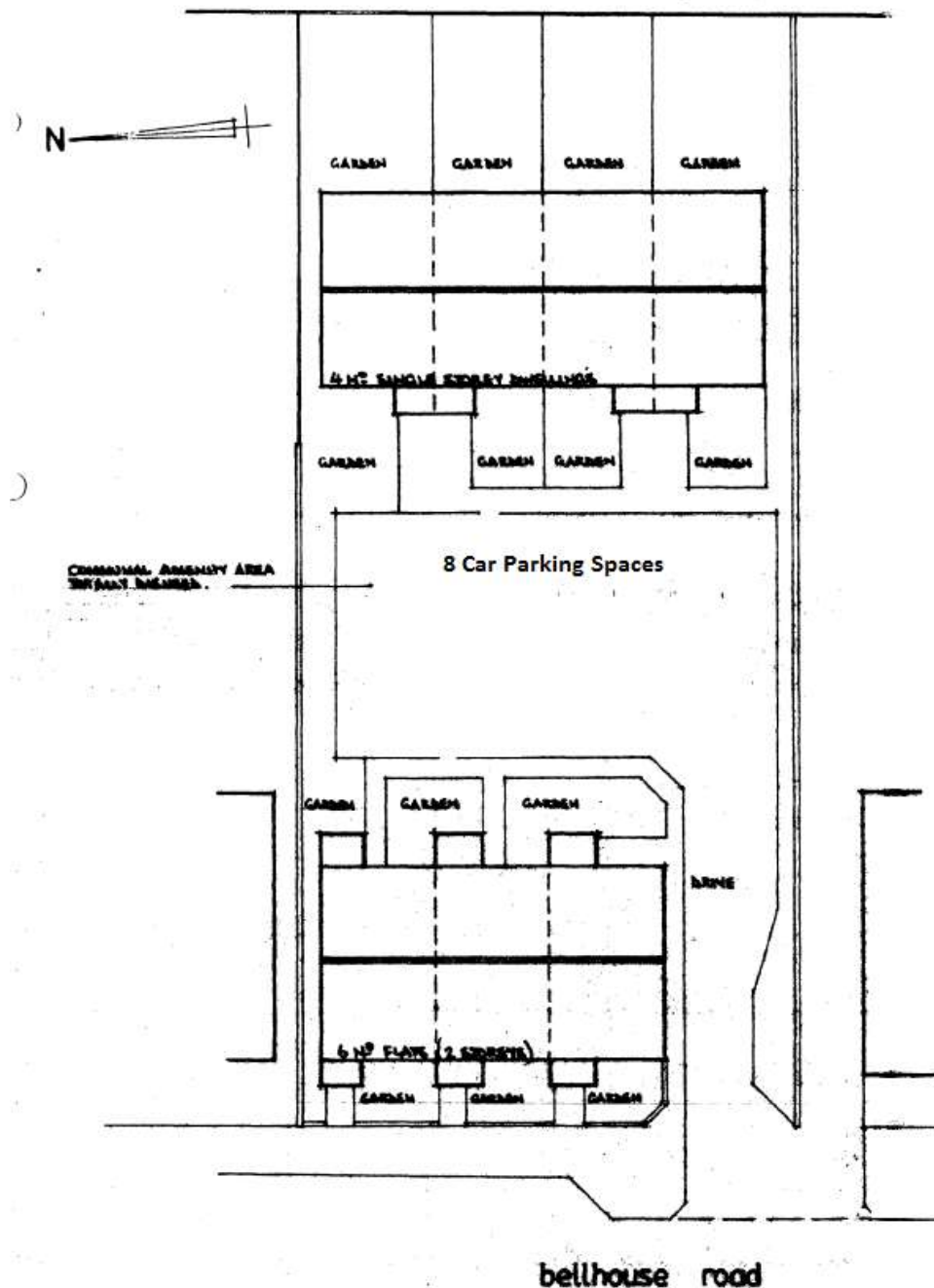
June 2019



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT



**SITE PLAN
AS EXISTING**