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FOR YOUR NEXT MOVE...

Clough Road, Rotherham

Starting Bid: £170,000

VIEW, BID AND BUY! For sale by conditional auction- Starting Bid £170,000 plus Reservation Fee- Terms and Conditions Apply (See Auctioneer Comments for further information). PREMIUM INVESTMENT OPPOTUNITY Introducing an exceptional Semi Detached property that has been expertly converted into Five self contained Flats, each designed to offer modern and comfortable living. Every Flat features a contemporary open plan Lounge and Kitchen area, a well proportioned Bedroom and a private Bathroom, creating an attractive layout with consistently strong rental appeal. The property is fully let to reliable, working tenants on AST periodic agreements, generating £27,000 gross annual income with a 10% YIELD! All tenants pay their own council tax, while the landlord currently covers electricity and water, providing a straightforward and manageable operating structure. With rents presently below local market levels, there is clear potential for uplift, offering investors an opportunity to strengthen yield and enhance long-term asset performance. ***A recent Fire Risk Assessment has identified areas where improvements are required to bring the building fully in line with current regulations, the need for improvements is reflected accordingly in the competitive starting bid. The full Fire Risk Assessment is available for prospective purchasers to review upon request*** VIEWINGS BY APPOINTMENT ONLY***

ACCOMMODATION

- VIEW, BID & BUY!

- For Sale by Modern Auction – T & C's apply

- Semi Detached House with FIVE, ONE Bedroom flats with Tenants in Situ!

- PREMUIM INVESTMENT OPPOTUNITY / GROSS INCOME OF £27,000 BASED ON 10% YIELD!

- Landlord currently pays Utility Bills***

- Rear Communal Garden, Ample On Street Parking!

- FREEHOLD/ Tenants pay their own Council Tax

- All Tenants signed to Assured Shorthold

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EPC FOR INDIVIDUAL FLATS AVAILABLE UPON REQUEST