

13 New Street

Ref No: 3465

Paignton, Devon, TQ3 3HL



High Yielding Investment Opportunity

8 Room HMO Let as Whole to CSM Independence Ltd

Rent £48,000 Per Annum (12.5% Yield)

Good Order Throughout Following Extensive Refurbishment

Viewing Recommended

Offers in Excess of £345,000 Freehold

Interested in this property?

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DESCRIPTION

The property comprises a substantial Victorian terraced property, located in a central position close to Paignton Town Centre and other amenities.

The property has recently undergone extensive refurbishments and alterations to create an 8 room HMO, with planning permission (Reference P/2018/0865).

The property has been let as a whole on a Letting Agreement dated the 15th March 2019 to CSM Independence Ltd, for a term of 4 years, until the 1st April 2023 at a rent of £48,000 per annum. The Landlord holds a rent deposit of £2,500. This contains an option for the tenant to break the agreement on the second anniversary and annually thereafter.

The tenant is responsible to keep the interior of the property in clean, tidy and the same or better condition at the start of the tenancy (expect for fair wear and tear) and to keep the fixtures, fillings and effects in good clean condition. A copy of the Corporate Letting Agreement is available from the Agents.

The property offers a high yielding investment opportunity for further details contact the Agents.

EPC RATING E

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



GROUND FLOOR PLAN

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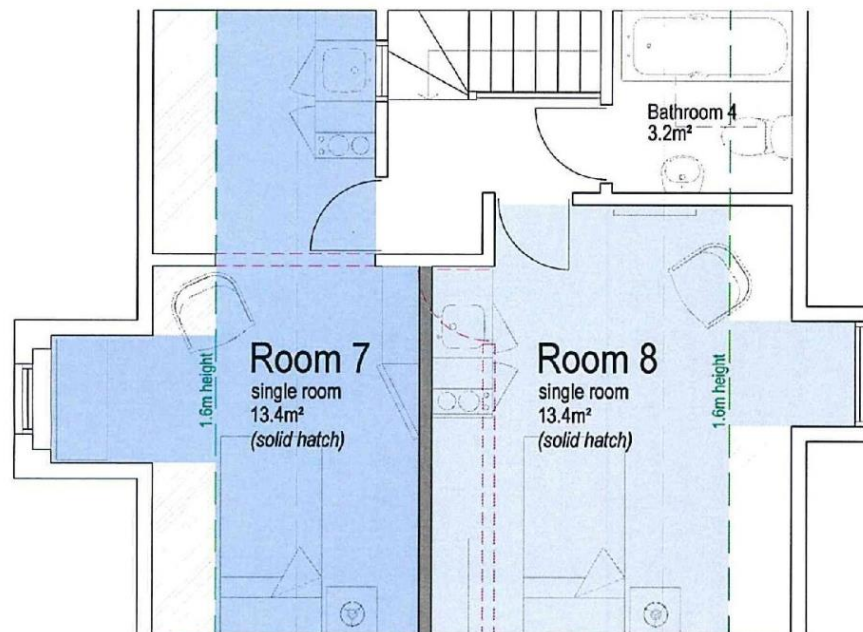


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FIRST FLOOR PLAN



SECOND FLOOR PLAN

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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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