



HELLIER  
LANGSTON  
Commercial Property Consultants

# FOR SALE

Period HMO with extensive garden and forecourt parking  
162 Millbrook Road East Southampton SO15 1JR



## KEY FEATURES

- GIA 2,271 sq ft (211 sq m)
- 6 x rooms (100% occupancy)
- Gross Income - £35,040 pa
- Central heating
- Large forecourt parking area
- Large rear garden
- Double glazing
- Potential to acquire adjoining property

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**Hellier Langston**  
Enterprise House, Ocean Village  
Southampton SO14 3XB

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### Description

The premises comprise a converted semi detached house of two storeys under a pitched tile roof, with part brick part uPVC conservatory at the rear on a site of circa 0.25 acres. The premises are of traditional construction, with brick elevations and part double-glazed uPVC windows and rear patio doors. Internally, are 6 rented rooms, with painted plaster walls and ceilings, carpeted floors and wall mounted radiators. Shared facilities include bathroom, shower room, kitchen, sitting room and conservatory. Externally, the front of the property has been entirely laid to tarmac, providing on site car parking for circa 7 cars, with a large rear linear garden which slopes down to the railway line forming the rear boundary.

### Accommodation

The premises have been measured to Gross Internal Area as follows:

Floor/ Use	Sq m	Sq Ft
Ground floor	108.31	1,166
First floor	81.28	875
Basement	21.42	231
<b>Total</b>	<b>211.01</b>	<b>2,271</b>

### Council Tax

The premises are within Council Tax Band D. Council Tax payable 22-23 £1,956.28 pa.

Source [www.tax.service.gov.uk](http://www.tax.service.gov.uk) & [www.southampton.gov.uk/council-tax/information/bands/](http://www.southampton.gov.uk/council-tax/information/bands/)



### Tenancy Schedule

Accommodation	Start date	Rent pcm	Rent pa
Room 1	16/10/20	£395	£4,740
Room 2	01/06/21	£500	£6,000
Room 3	17/06/21	£475	£5,750
Room 4	11/09/21	£450	£5,400
Room 5	15/01/20	£600	£7,200
Room 6	24/01/20	£500	£6,000
<b>Total</b>		<b>£2,920</b>	<b>£35,040</b>

Rents inclusive of gas, electric, water, TV Licence, Council Tax & internet.

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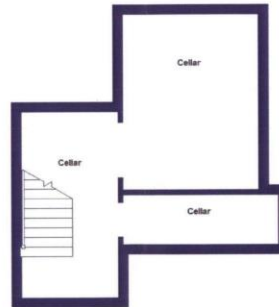
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Ground Floor  
Approx. 106.8 sq m (1,150 sq ft)



Basement  
Approx. 21.1 sq m (226 sq ft)



First Floor  
Approx. 78.6 sq m (846 sq ft)



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### EPC

TBC

### VAT

We understand that the premises have not been elected for VAT.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Planning

The premises has the benefit of an HMO Licence dated 6<sup>th</sup> February 2018 (Licence No, 2017/05182/MANRST) for a maximum of Six Persons.

### Tenure

Freehold

### Price

The premises are being offered freehold with vacant possession at £475,000.



**Output : Current Area**

0.24 acres | 0.10 hectares | 10405.41 feet<sup>2</sup>

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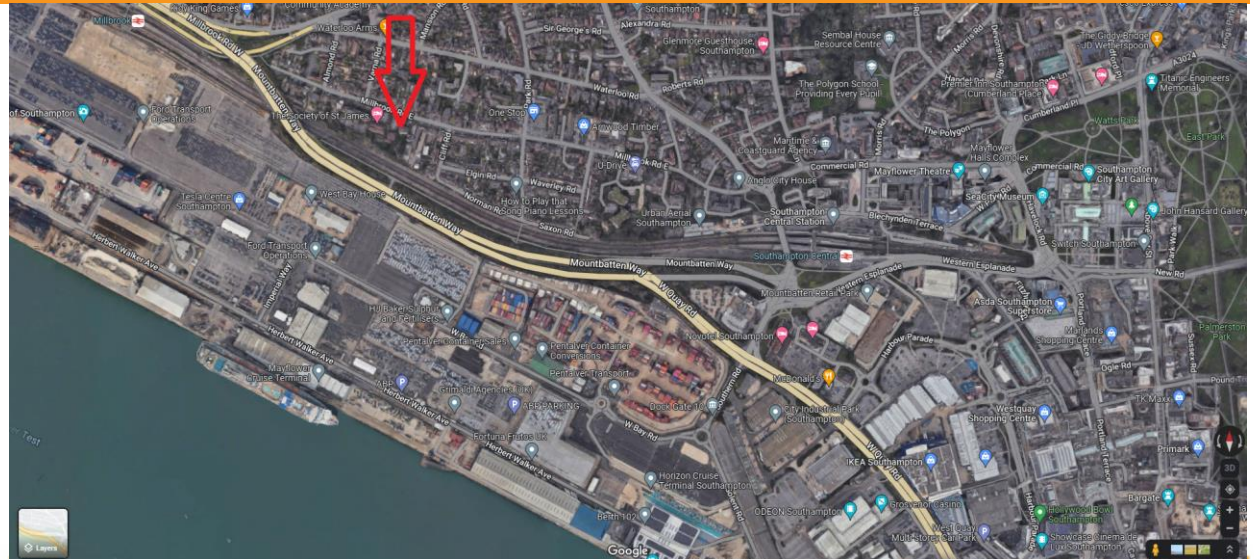
### Location

The property is located on the southern side of Millbrook Road East, approximately ½ mile west of Southampton Central Railway Station.

Junction 14 of the M3 is approximately 4 miles to the north via Hill Lane, Winchester Road and Bassett Avenue. The southern end of the M271 is approximately 2.3 miles to the west via Millbrook Road West.

### Viewing

Strictly by appointment with the sole agents:



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