



55 Redcar Road, Guisborough, TS14 6HR

Mid-terraced 5 bedroom HMO set over 3 floors available For Sale by auction as a tenanted investment. Starting bids £180,000.

- 5 Bedroom HMO For Sale Freehold
- Communal Lounge and Kitchen/ Dining Room
- Full Management Available
- Approx 125 sq mtrs/ 1345 sq ft.
- Rental Income IRO £34,320 per annum
- Tenanted Investment Including all Furniture.
- On Street Resident Permit Parking
- Enclosed Furnished Rear Yard

Summary

Available Size	1,345 sq ft
Price	Auction £180,000
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (73)

Description

A well-established and fully furnished 5-bed HMO investment set over three floors, offered with tenants already in place. The property is marketed via secure online auction starting at £180,000, with rental income potential of £34,320 per year when fully occupied.

The property briefly comprises of a ground floor double room with ensuite facilities, communal lounge, kitchen and dining room. To the first floor there are 3 further letting rooms (1 single and 2 double) all with ensuite facilities. The top floor provides an additional double room with a private bathroom.

Externally there is an enclosed furnished rear yard. Parking is on street with permit parking.

Location

Guisborough is a market town and civil parish in the borough of Redcar and Cleveland, North Yorkshire, England. It lies north of the North York Moors National Park. Roseberry Topping, midway between the town and Great Ayton, is a landmark in the national park. Road links provide easy access to the A19 and A66.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	1,345.49	125	Available
Total	1,345.49	125	

Auction Terms

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

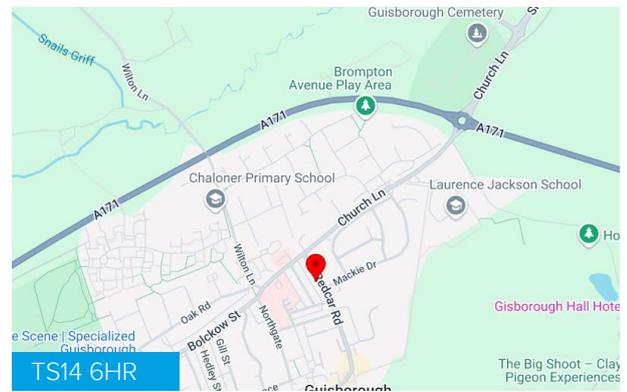
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in



Viewing & Further Information



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accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

