



304A HIGH STREET, SUTTON, SURREY, SM1
1PQ

Offers In Excess Of £650,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

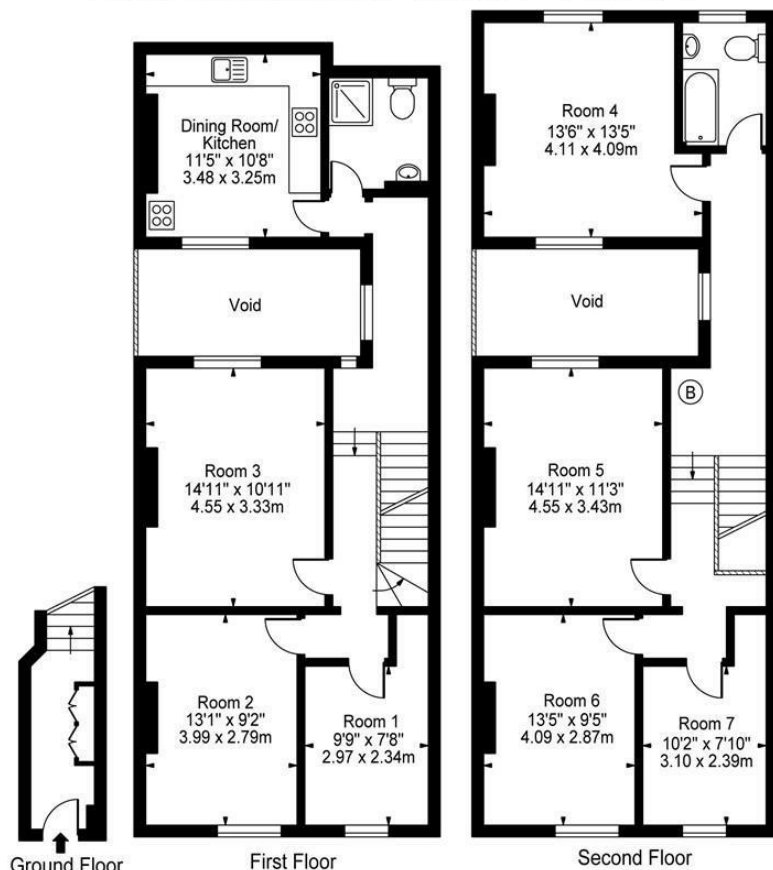
Residential / Commercial / Land & Development

020 8296 1273

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High Street,
Sutton, SM1 1PQ
Approx. Gross Internal Area 1564 Sq Ft - 145.30 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

Split level 146 Sq m flat over first and second floors comprising 7 rooms, 2 bathrooms and kitchen / diner, The property has been used for many years as an HMO

Works have been completed to allow for a new license and the inspection needs to be booked in to complete the process.

The property is in a good condition and has previously produced in excess of £6,000 pcm which is possible if self managed, this reflects a yield of circa 11% based on the current marketing figure

The property is currently vacant with a management company on standby to take over the property on a 3 year tenancy paying £4,250 pcm, this reflects a yield of circa 7.9% based on the current marketing figure

View by appointment only, Contact Sole Agents CSJ Property 020 8545 0591.

Terms

Offers are invited in excess of £650,000 for the long leasehold interest

VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1273 alternatively by email info@csj.eu.com



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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