

8 Westerfield Road, Ipswich IP4 2UJ



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- Same ownership for over 60 years
- 2018 Gross income £42,490 p.a
- Currently 3rd party managed
- Part H.M.O Licenced
- Considerable Refurbishment / Development potential
- Off road parking and communal garden

FOR SALE FREEHOLD
As a going concern
£750,000 (No Vat)

SUBJECT TO CONTRACT

FOR SALE
SUBSTANTIAL DETACHED
RESIDENTIAL INVESTMENT

(Part H.M.O on 1st floor)

Summary of Accommodation

Basement 1 self contained flat

Ground Floor 4 self contained studio flats

1st Floor 6 rooms with shared kitchen, bathroom, 2 WCs and shower room

2nd Floor 2 self contained flats



BRITANNIC HOUSE, 28 PRINCES STREET, IPSWICH, SUFFOLK IP1 1RJ

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LOCATION: The subject property is located in one of the most sought after roads in Ipswich, lying immediately opposite Christchurch Park within easy walking distance of the town centre. Ipswich railway station provides regular train services to London Liverpool Street and road links include the A14 Felixstowe to Midlands trunk and A12 London to Yarmouth trunk road.

ACCOMMODATION: The property comprises a substantial detached former Victorian residential villa, converted in 1967 to a student hostel. Subsequently consent was obtained in 1986 for the upgrading of the hostel to 9 self contained bed sits and warden's flat. Subsequently, further alterations have taken place to provide 13 units in total of which 5 comprise H.M.O accommodation on the 1st floor. Potential income per month / per annum / Council Tax banding / EPC as follows:

	Council Tax	EPC	
Studio Flat 1	Band A	F30	
Studio Flat 2	Band A		
Studio Flat 3	Band A		
Studio Flat 4	Band A	E46	
HMO Room 5	Band C		
“ Room 6	“		
“ Room 7	“		
“ Room 8	“		
“ Room 9	“		
“ Room 10	“		
Studio Flat 11	Band A		
Studio Flat 12	Band A	F38	
Basement Flat	Band A	D62	Additional EPCs awaited

Potential total income P.A £43,680 / £3,640 PCM

SERVICES: The property is served by mains services with individual occupiers rental including charges for water, electricity and foul drainage. The building is also served by a full sprinkler system and emergency lighting.

PLANNING: The property lies close to the “Park Conservation Area.” The most recent permission was granted in February 1986 under reference 86/00174/FUL which was for the upgrading of the former hostel. All interested parties should satisfy themselves with Ipswich Borough Council regarding their proposed use. The property has a current H.M.O licence registered with Ipswich Borough Council. The licence fee is £120 per unit of accommodation.

COUNCIL TAX: See above Council Tax bandings. Council Tax payable for the 1st floor HMO for the year ending April 2020 - Band A: £1,244.70, Band C: £1,659.60

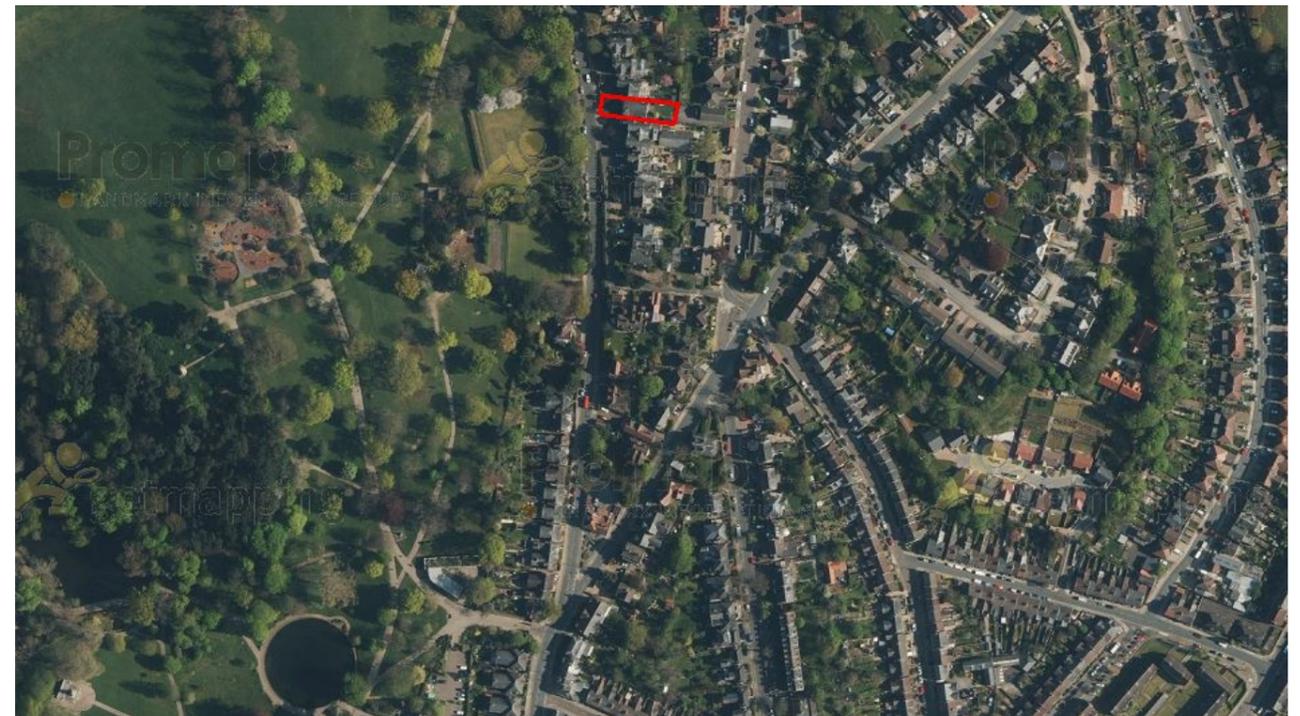
TERMS: The property is available freehold at £750,000. The property will be sold as a going concern so no Vat will be payable. The property is also sold with the benefit of all the current tenancies and occupiers. Copy accounts and income schedule available upon request and after viewings. There are various opportunities

to refurbish / redevelop the property subject to obtaining vacant possession. Architects drawings are to be commissioned for the re-development into larger self contained flats– these will be available upon request. There are also opportunities to increase the income and self manage the property.

LEGAL COSTS: Each party to be responsible for their own legal costs incurred in any transaction.

VIEWING: Strictly by prior appointment through Beane Wass & Box on Tel: (01473) 212656 or E-Mail: enquiries@bw-b.co.uk Contact: Richard Bertram or Julian Haywood Smith

SUBJECT TO CONTRACT



REAR ELEVATION



FRONT ELEVATION

Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. Digital images have been used and some adjustments may have been made. In the event of the agents or the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing such information or expression of opinion must be treated as given on the same basis as these particulars.