

40 40 Bethel Road, Eastwood, Rotherham, South Yorkshire S65 1QX

GUIDE PRICE £78,000 PLUS*

RESIDENTIAL INVESTMENT

- Stone built double fronted property
- Large plot of approximately 507sqm (0.13 of an acre)
- Currently comprises four Bedsits with shared bathroom & WC
- Gross annual income £12,000pa (Net £8,485)
- Possible redevelopment options if included with adjoining council site
- uPVC windows & gas central heating

Ground Floor

Entrance Hall
Bed Sitting Room One – with separate kitchen
Bed Sitting Room Two – open plan layout

First Floor

Landing
Bathroom/WC
Bed Sitting Room Three – with separate kitchen
Bed Sitting Room Four – with separate kitchen

Outside

The property occupies a large plot of approximately 507sqm (0.13 of an acre) with possible redevelopment angles if merged with adjoining site (Belongs to Rotherham MBC)

Rental details

The four bedsits are let by way of Assured Shorthold tenancies at rentals of £220,280,240 and £260 pcm inclusive of services

Services

The landlord is responsible for paying the gas, council tax & water rates. Electricity is provided by coin meters

These are as follows:
Gas and Electricity (British Gas) £131.50 pcm
Water Rates – £700pa
Council Tax – £1,237pa
TOTAL – £3,515pa

EPC Rating E

A full copy of the EPC will be available to view via our website

VIEWING

External inspection only

SOLICITORS

Bell & Buxton, Telegraph House
High Street, Sheffield S1 2GA

