

FOR SALE: Property Portfolio

Multi-Let Residential Investment

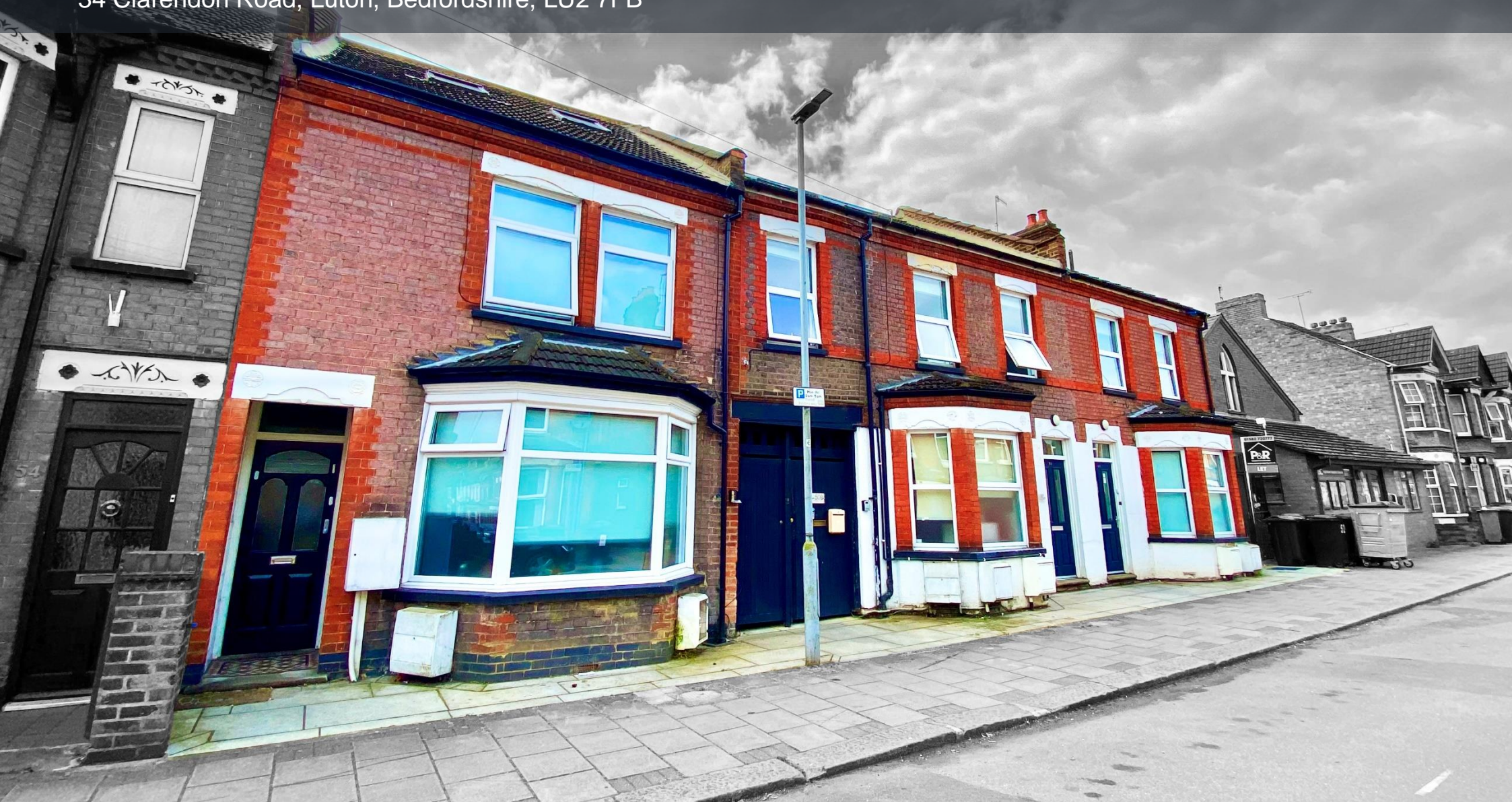
48-52 Reginald Street, Luton, Bedfordshire, LU2 7QZ
34 Clarendon Road, Luton, Bedfordshire, LU2 7FB

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk





KEY FEATURES:

- Net rental income = £242,085 pa
- Fully managed by a local agency
- Fringe town centre location
- Fully let at the time of writing

LOCATION:

The subject properties are situated on Reginald Street and Clarendon Road in the High Town suburb of Luton, off Old Bedford Road and adjacent to the Peoples Park.

- 0.6 miles to Luton Town Centre
- 0.3 miles to Luton train station
- 1.4 miles to Bedfordshire University
- 13 minute drive to Luton & Dunstable Hospital
- 10 minute drive to London Luton Airport

DESCRIPTION:

H&W Properties Ltd is a property investment company comprising multi-let residential investment properties.

The Victorian properties were redeveloped within the last few years to a high specification and form a mix of self-contained flats and HMOs. Outside space and parking provisions are also available.

| | |
|-----------------------|-------------------|
| 48-52 Reginald Street | £171,000 |
| 34 Clarendon Road | £84,000 |
| Misc | £4,320 |
| Gross Income | £259,320 |
| Utility Costs | - £17,235 |
| Net Income | = £242,085 |

TERMS:

The premises are available to purchase individually or combined, upon a freehold basis.

48-52 Reginald Street: £1,800,000

34 Clarendon Road: £1,200,000

H&W Properties Ltd: £3,000,000

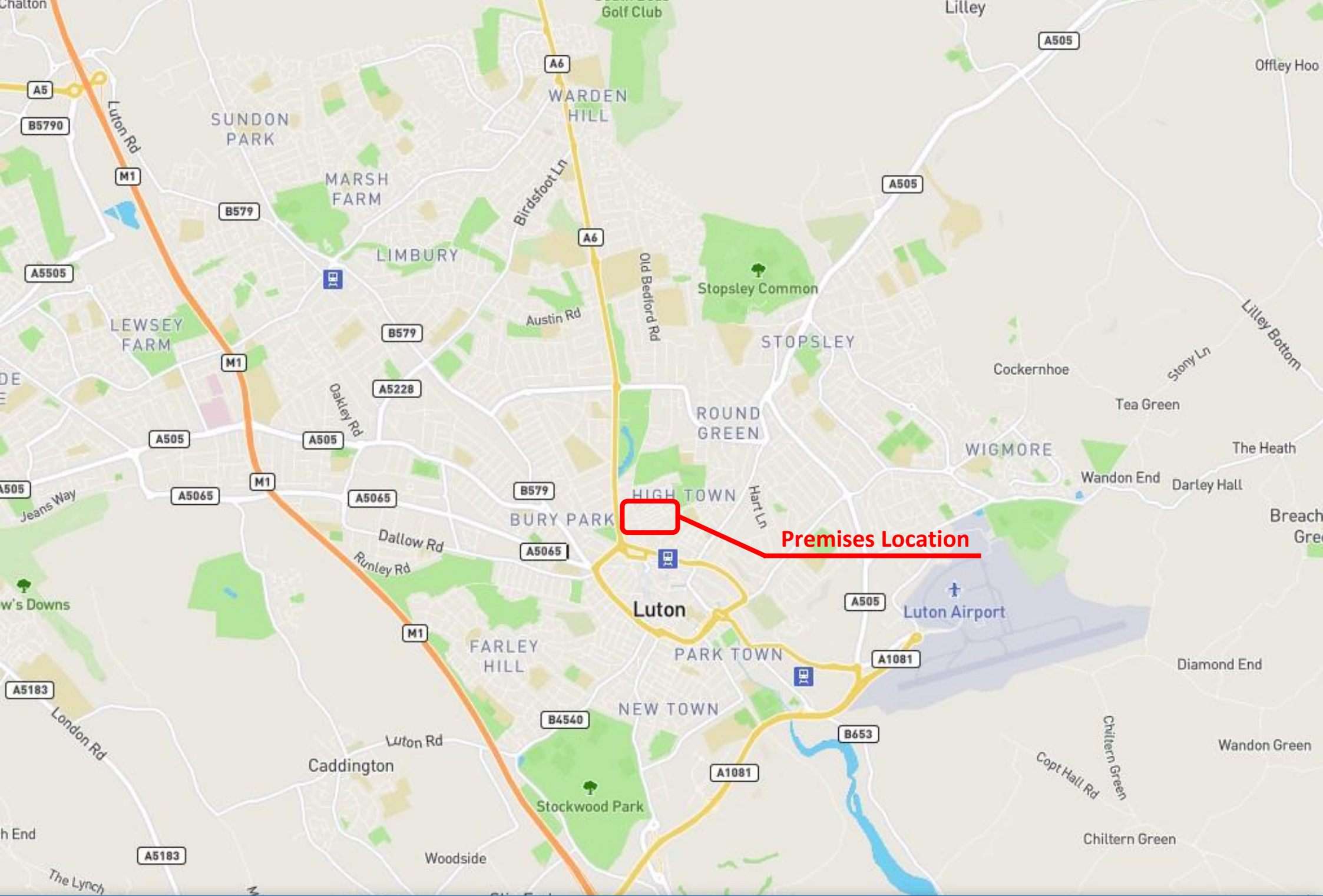
If both assets are purchased together, 100% shares in the freehold owning company (H&W Properties Ltd) are available, giving the buyer substantial savings on Stamp Duty Land Tax.

LEGAL COSTS:

Each party are to bear their own costs.

VAT:

Plus VAT at the appropriate rate, if applicable.



Premises Location



VIEWING:

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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