

JEROME CHAMBERS

30a Bradford Street, Walsall WS1 1PN

HIGH YIELDING RESIDENTIAL INVESTMENT OPPORTUNITY

Executive Summary

- An HMO investment opportunity.
- A Grade II listed Regency period end of terrace building over three stories, recently converted into a 19 bedroom House of Multiple Occupation (HMO).
- Located on the edge of Walsall town centre in the West Midlands.
- GIA - 5,000 sq ft.
- Passing rent - £80,100 pa.
- ERV - £107,500 pa.
- Planning Use - C3 Residential.
- Freehold.
- Period features include a stucco facade and timber sash windows.
- Price - OIEO **£1,000,000** (One Million Pounds) subject to contract.



Location

Walsall is a charming market town with an increasingly metropolitan appeal, bounded by several major towns and cities including Birmingham (8 miles to the south-east), Dudley (7.5 miles to the south-west), Wolverhampton (6 miles to the west) and Lichfield (10 miles to the north-east). Walsall boasts a growing population of over 300,000 people.

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Shopping and Retail

The Property is located in Walsall town centre within the immediate vicinity of the lively shopping and retail area bounded by Pearl Street, Bridge Street and Bradford Street, which includes house brands such as B&M, Home Bargains, Pandora, Mercedes Benz, Holland & Barrett, Superdrug, McDonald's and WHSmith.

In addition to the high street shops, there are three central shopping centres on offer. Adjacent to Walsall Station is The Saddlers Shopping Centre, home to other popular retailers including Costa Coffee, Poundland, The Fragrance Shop, Greggs and Subway. Between Pearl Street and Bridge Street the Old Square Shopping Centre houses key retailers including Debenhams, Primark, Co-op and Nationwide. To the north of The Saddlers, The Park Place Shopping Centre provides a Boots, Wilko, Poundworld and Greggs.

Nestled between Walsall Canal and the Blue Lane West (A4148) Crown Wharf Retail Park offers further retail therapy with all the speed and convenience of a drive-by with the benefit of some top brands including TK Maxx, Next, H&M, Argos, Asda Living, River Island, JD Sports, Outfit, Frankie & Benny's and Nando's.

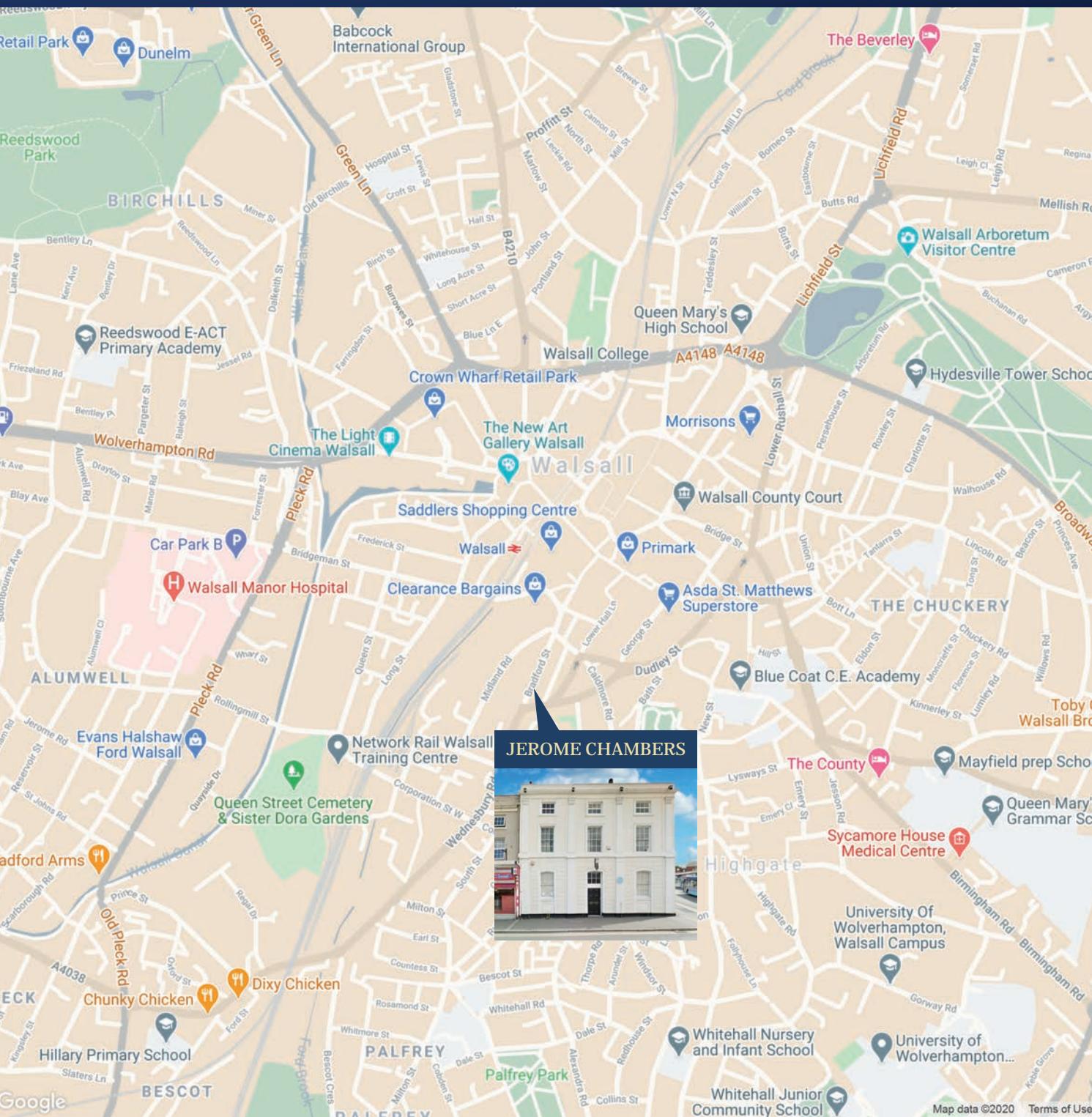
Walsall also occupies several major supermarket stores including a large Tesco Extra close to the A4148, an Asda Superstore on Pearl Street, a Lidl just to the east of Pearl Street and Morrisons north-east of the main town centre.

A number of other amenities including several gyms, IKEA Birmingham (2.4 miles / 8 minute drive to the south-west), Premier Inn (overlooking the canal), The Light Cinema, Walsall Museum, The New Art Gallery Walsall, Walsall Manor Hospital (west of the canal) and nearby green spaces only add to why Walsall has in recent years become a hot spot for families and professionals seeking culture and comfort along with a thriving community and urban resources. Walsall strikes the perfect balance.

Food and Drink

Overlooking the canal, shoppers can enjoy lunch or dinner at popular cafes and restaurants including Bella Italia, TGI Fridays, Chiquito, Creams Cafe Walsall and several local family friendly pubs. Walsall town centre also offers an array of restaurants, cafes, bars, pubs and takeaways.



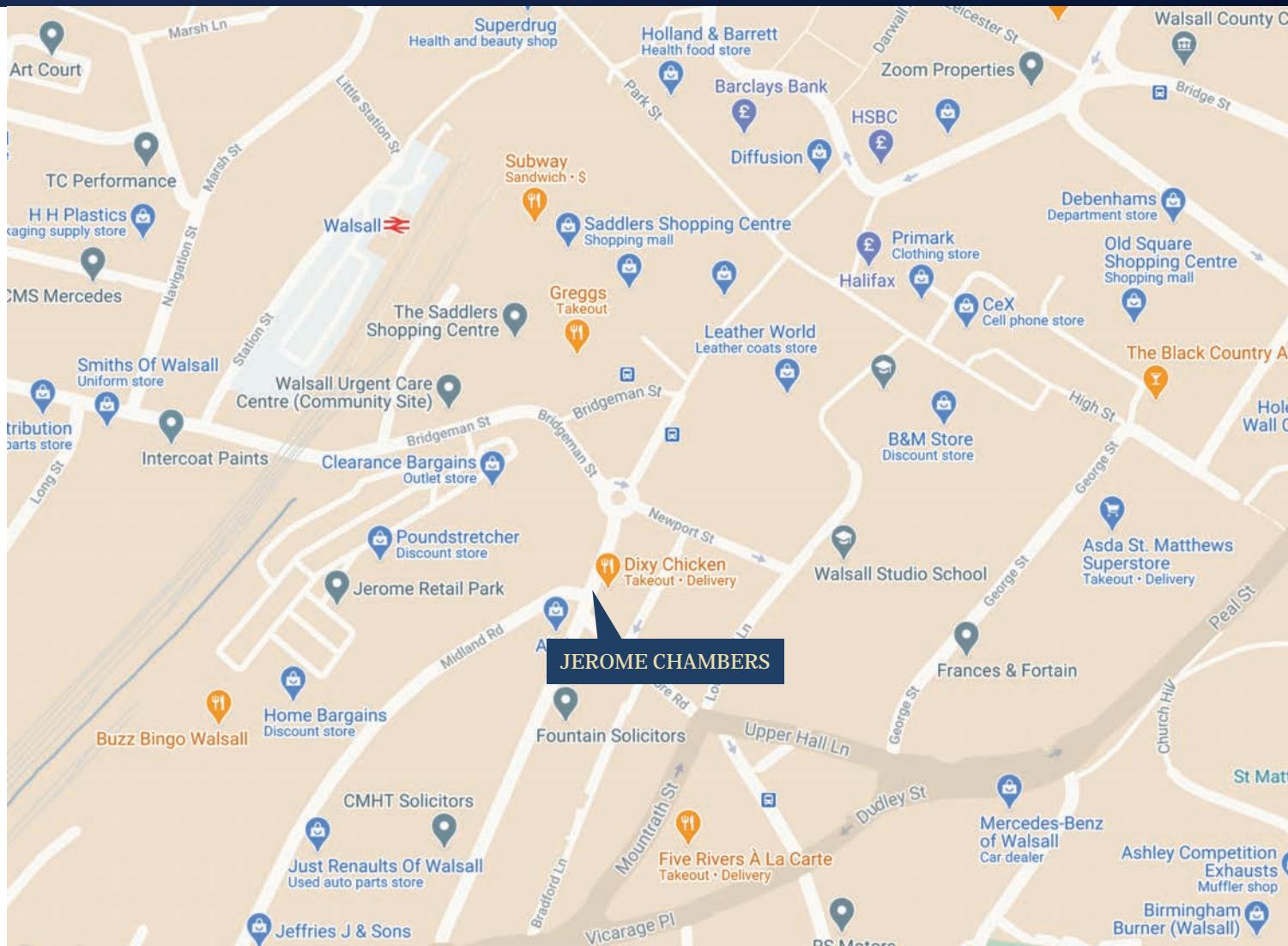


Situation

Benefiting from dual frontage, the property is located at the junction of Bradford Street and Caldmore Road on the edge of Walsall town centre. Its location offers quick and easy access to the Midlands motorway network with the M6, M6 Toll and M42 all being within close proximity.

Walsall town centre can be reached on foot at leisure and within the immediate vicinity on Bradford Street are several takeaways, shops and entertainment venues.

A few minutes north lies The Saddlers Shopping Centre, behind which sits Walsall Station, just five minutes walk from the property. To the west, Walsall Manor Hospital can be reached on foot in around 10 minutes. With supermarkets and leisure facilities also located in the town centre, Walsall is well adapted for accessing everything on foot.



Connectivity

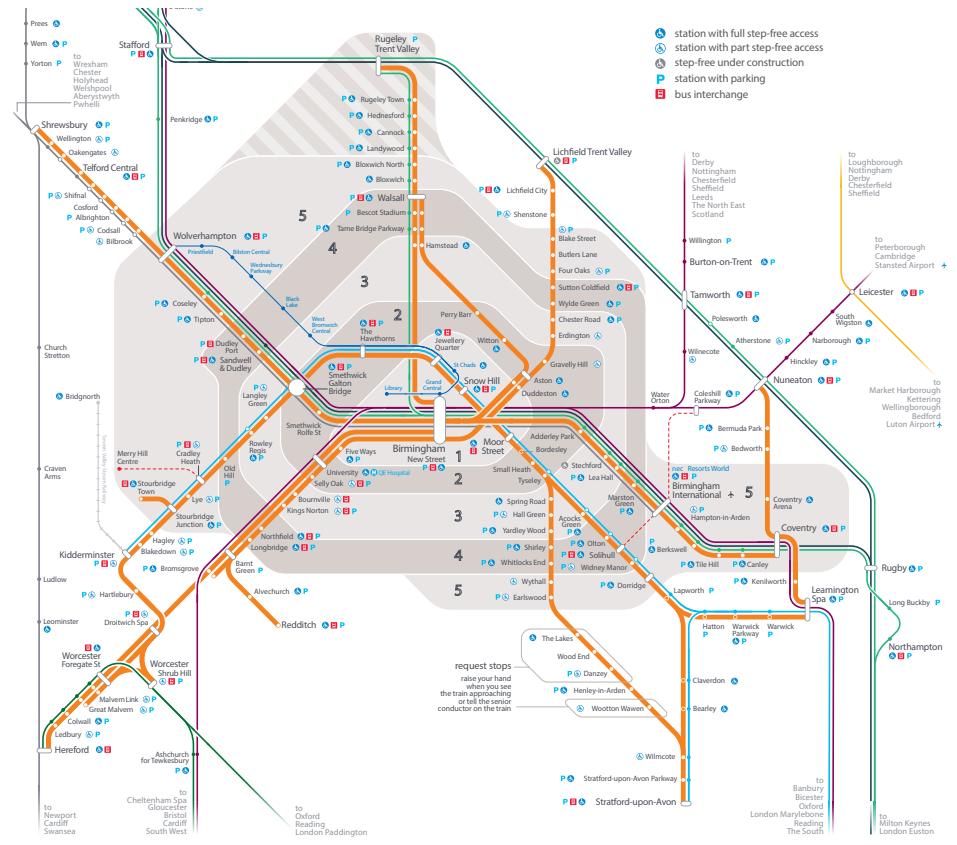
Walsall Station (West Midlands Trains), located a 5 minute walk from the property, delivers excellent services to major commuter towns and cities including Birmingham, Dudley and Wolverhampton with the following journey times:

Walsall > Birmingham **21 mins**

Walsall > Birmingham International Airport **45 mins**

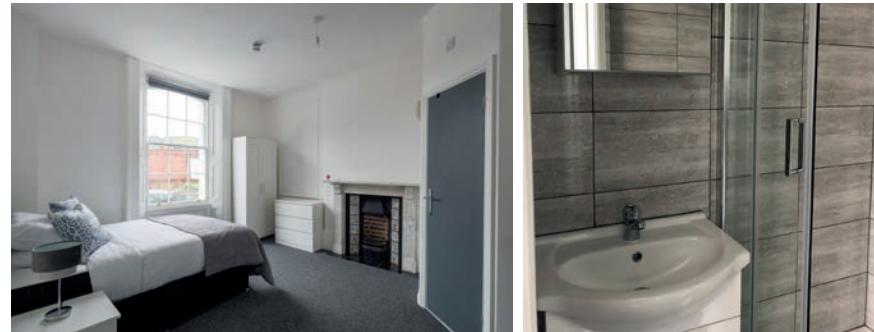
Walsall > Wolverhampton **50 mins**

Walsall > Dudley **51 mins**



Accommodation & Rental Income Schedule

Unit	Gross Internal Area	Gross Internal Area	Rental Income	Status
Bedroom 1	18.0	194	-	Available To Let
Bedroom 2	16.6	179	£480	Let
Bedroom 3	15.8	170	£500	Let
Bedroom 4	14.1	152	£410	Let
Bedroom 5	16.0	172	-	Available To Let
Bedroom 6	17.1	184	-	Available To Let
Bedroom 7	23.3	251	£535	Let
Bedroom 8	15.1	163	£550	Let
Bedroom 9	15.3	165	£550	Let
Bedroom 10	15.5	167	£400	Let
Bedroom 11	14.3	154	£425	Let
Bedroom 12	16.9	182	£400	Let
Bedroom 13	13.0	140	£450	Let
Bedroom 14	14.3	154	£425	Let
Bedroom 15	14.0	151	£450	Let
Bedroom 16	16.8	181	£520	Let
Bedroom 17	16.3	175	£470	Under Offer
Bedroom 18	13.0	140	£420	Let
Bedroom 19	15.5	167	£450	Let
Communal Kitchen	24.0	258		
Communal Kitchen	16.9	182		
Total	341.8	3,679		
Current Monthly Rental Income		£7,435		
Estimated Monthly Rental Income		£8,965		
Current Annual Rental Income		£89,220		
Estimated Annual Rental Income		107,580		



Floor Plans

Ground Floor



First Floor



Second Floor

