



## HMO Investment for sale

2 Thorpe Road, Melton Mowbray, LE13 1SG

**Being sold via Secure Sale online  
bidding. Terms & Conditions apply.  
Starting Bid £330,000**

**5 Bedroom HMO - Income producing**

**1,960 sq ft**  
(182.09 sq m)

- Melton Mowbray Town Centre
- ERV - £2750 per month
- Semi detached property
- Enclosed rear shared garden
- £330,000 guide price

# HMO Investment for sale, 2 Thorpe Road, Melton Mowbray, LE13 1SG

## Summary

<b>Available Size</b>	1,960 sq ft
<b>Price</b>	Auction £330,000 Starting Bid
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	D (59)

## Description

The property is a 2 storey semi detached property located at the busy cross roads, where the town centre meets the Grantham and Nottingham roads.

Brick built and rendered under a pitched tiled roof.

The property has 5 bedrooms, lounge, kitchen and 2 bathrooms.

## Location

Situated in the Town Centre Melton Mowbray, with Nottingham 17 miles Northwest, Leicester 13 miles Southwest and

Grantham 15 miles Northeast. The location offers excellent access into other local market towns, including Oakham, Loughborough, and Newark. The A1, M1, A46 and M69 motorways are all within 30 minutes. Melton Mowbray railway station is on the midland mainline and is a 5-minute walk away from the High Street.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 5 Bedroom HMO	1,960	182.09	Available
<b>Total</b>	<b>1,960</b>	<b>182.09</b>	

## Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

Offered for sale subject the the tenants in situ 2 of the 5 rooms are occupied with the other 3 under offer subject to references. The property is being sold via online auction at a guide price of £330,000.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.



## Viewing & Further Information

**Ben Freckingham**

01664 431330 | 07949 836526

[ben@pandfcommercial.com](mailto:ben@pandfcommercial.com)

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.