



14 Walker Street

Denton, Manchester, M34 3LH

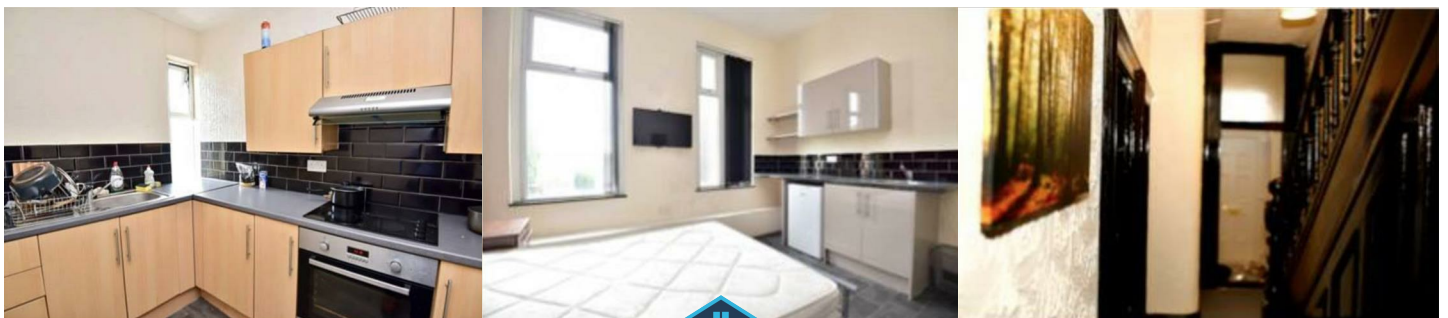
Asking price £330,000



****FULLY LET 7 BED HMO** **+ 1 BED FLAT****

Nextoria are pleased to offer this Ready-made investment property consisting of one 7 bedroom HMO and one annex 1 bedroom flat. The property is licensed for 12 people so some rooms can have couples for higher rent. The property is fully rented with a mix of fixed and periodic term ASTs.

For More Info Contact Nextoria



See Below

Current gross average rent
£738.46 per week
£3,200.00 per month
£38,400.00 per annum

The property is held in a limited company. This may give the buyer a choice whether to purchase the company or the property privately. The buyer is advised to contact relevant professional to determine the best course of action for them. When purchasing the shares of a company, there will be a stamp duty at 0.5% against purchasing the property where stamp duty could be as much as 13%.

Purchasing a property in a limited company may save on tax over purchasing a property privately. Private individual owners pay income tax on GROSS income across all properties. Depending on their current tax bracket, this can increase the more rent they earn. Purchasing the property in a limited company limits the income tax to only 19% of NET profit of the company. Scheduled to drop to 18% in April 2020.

Management

The property is currently managed by an approved management company

The property is fully furnished with quality furniture, fixtures, fittings and all white goods. The property comes with CCTV and all the necessary certificates in place.

Reservation deposit non refundable fee: 1% Plus Vat - Once paid property will be taken off market. The fee will then be deducted of the payment due once sale is complete.

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Area Map



Floor Plans

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

info@nextoria.co.uknextoria.co.uk**1010 Stockport Road, Manchester M19 3WN**