

FOR SALE
INVESTMENT OPPORTUNITY
HOUSE IN MULTIPLE OCCUPANCY IN CONSERVATION AREA



**28 REGENT PARK SQUARE, STRATHBUNGO, GLASGOW G41
2AG**

A highly successfully operated house in multiple occupancy containing 6 fully occupied bedsits and fully compliant with HMO regulations is offered for sale due to the owner retiring.

The unit itself forms the ground floor with main door entrance, first floor and attic of a stone late Georgian style terrace house, category b listed, and built 1861/1865. It is pleasantly located in a tree lined avenue in the sought after area of Strathbungo, yet close to busy Pollokshaws road offering a variety of shops, and public transport.

28A GARDEN FLAT AND GARAGE – (UNDER SEPARATE TITLE, OWNER MAY SELL)

The owner resides in the basement garden flat which was impressively converted approximately 8 years ago, to a well appointed 2 bedroom flat with separate private entrance, front and back gardens, and at the rear, a double garage which is exclusive to the garden flat. Our client may sell this flat and garage, should any party interested in purchasing the HMO unit require the accommodation either for their own use or as a further business venture with a potential rental income on the flat of £7,200 per annum.

HMO ENTRANCE. – Ground Floor

The HMO unit has its own front main door entrance, accessed via a paved pathway with wrought iron railings. There are storm doors and a half glazed white PVC vestibule door to the main reception hallway. Bedsits 3, 4 and 5 are located on this level, also, there is access to the rear of the property via the fire escape to the tenants bin store area, which is separated from the basement flat garden by a border of conifers.

The hallway has retained many original features including the spiral staircase, which is carpeted, with wrought iron balustrade surmounted by a hardwood rail.

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FIRST FLOOR

Bedsits 6, 7, and 8 and the Bathroom with shower are located on this floor.

The spiral staircase, as previously described, continues to the loft area.

BEDSIT APARTMENTS

The 6 bedsits each comprise a living area with open plan well fitted kitchen fitted with stainless steel sink unit, fridge, microwave and small electric cooker. The windows are all white PVC double glazed, there are fitted carpets and the décor is fresh. Bedsit no. 8 is a particularly attractive, spacious bright first floor flat with 3 windows looking onto the Avenue. The kitchen area is extremely well fitted with all white goods, including hob with stainless steel oven hood, oven, larder fridge/freezer and ample space for dining.

Each bedsit has its own coin meter for electricity consumption

LOFT AREA

Currently there is a large shower room on this level. The seller has applied for planning permission to convert the loft area to a self contained flat, accessed by the original stair from the first floor. The proposal is to form a self contained flat comprising living room with open plan kitchen, bedroom, bathroom/shower room. It is also proposed to have Velux windows fitted to the front roof slope, and dormer windows fitted to the rear roof slope.

At the time of preparing these particulars, we are not in a position to specify whether the owner will complete this conversion or sell in its present state. The asking price reflects the latter.

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GROUND FLOOR BEDSITS :

	Tenanted	Annual Rent
Bedsit no. 5	Per week	
Double room front facing	Yes £83.00	£4,316.00
Bedsit no.3		
Single room rear facing	Yes £75.00	£3,900.00
Bedsit no. 4		
Single room rear facing	Yes £71.50	£3,718.00

FIRST FLOOR BEDSITS : - The bathroom is situated on this floor

	Tenanted	Annual Rent
Bedsit no. 6	Per week	
Single room rear facing	Yes £75.00	£3,900.00
Bedsit no.7		
Single room rear facing	Yes £75.00	£3,900.00
Bedsit no. 8		
Double room front facing	Yes £87.00	£4,524.00

TOTAL INCOME PER ANNUM £24,258.00

The above rents include the tenant's liability for Council Tax.

HMO LICENCE

The fee for the renewal of the licence has been paid for by our client, and currently she is waiting for the Licensing Certificate which we understand from her will be in her possession very shortly. Although there are 6 units, there is in fact licensing for 8 units. We have on file, copies of documentation and certificates from the relevant authorities, confirming that all requirements governing the licensing of an HMO unit, are in place.

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N.B.

The new owner will require to make a fresh Application in his or her own right.

PRICE

OFFERS OVER £330,000 are invited and should be submitted to Ross & Liddell, 25 Gauze Street, Paisley PA1 1ES, telephone 0141 889 8146.

VIEWING ARRANGEMENTS

For further details and viewing arrangements, please contact Isabelle Doyle at Ross & Liddell, 25 Gauze Street, Paisley PA1 1ES, e-mail : s-conway@ross-liddell.com

NOTE OF INTEREST

Please note your interest with us so that we may inform you of any closing date.

Date particulars prepared/amended : 7th July 2009

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