

FOR SALE – FULLY LET & FULLY COMPLIANT HMO £619,950

Millbrook, 4 Drury Terrace, Douglas – House in Multiple Occupation



- Rare opportunity to purchase this immaculate HMO which has recently obtained all certification required to run as a fully compliant HMO to current Regulations.
- 10 rooms with a maximum occupancy level of 18 tenants. The whole property is currently accessed via Ambiance digital card access system which is controlled by the Management, although a new owner would need to take out an account with Dormakaba – the supplier.
- Mainly en-suite with a mix of single and double rooms.
- Vacant room on the 5th floor which could be used as an office.
- Communal lounge, kitchen, bathrooms, laundry room (separate washing machines/dryers) charged via a digital coin meter.
- New Worcester Combi boiler, new megaflo water tank.
- Current Gross Income – approximately £60k pa.
- Fabulous location just minutes' walk from Douglas Promenade and within easy walking distance of shops, convenience stores & takeaways.

Over/...

DESCRIPTION

Arranged over 4 storeys this modernised HMO offers clean rooms with new and modern kitchen and bathrooms. The washing machines, dryers, boiler and megaflo are also less than 1 year old. The building has its Certificate of Registration (dated July 22), it's Fire Certificate (dated February 22) and Certificate of Lawful Use (19/00641/LAW).

LOCATION

Travelling along Douglas Promenade, pass the Gaiety/Villa Marina Complex and turn left at the roundel onto Broadway. Continue through the traffic lights past Clifton Terrace onto the next block which is Drury Terrace. The property is named, and on your left hand side.

SERVICES

Mains services are installed.

TENURE

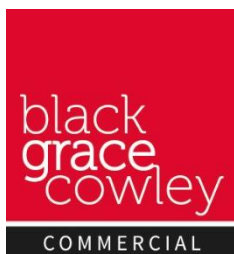
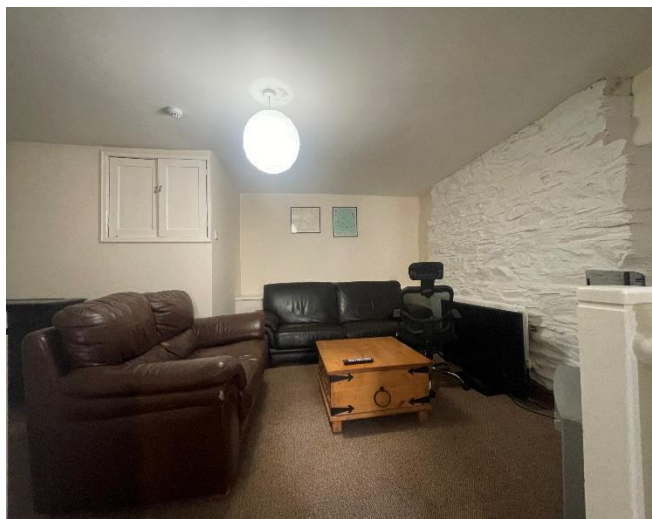
Possession subject to existing tenancies.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



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