

# High Cash Flow Potential Mixed Use Property

**Hessle Road, Hull HU3 3SD**

**MARKET VALUE £100,000**

**PURCHASE PRICE £85,000**

**Finders Fee £3,000**





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**For a limited time only we have negotiated exclusivity on a mixed use property which is fully tenanted and in good internal condition. This property offers excellent potential as a high yielding investment property.**

This mixed use unit consists of a tenanted commercial unit on the ground floor with a tenanted 3 bed flat across two stories on the first and second floors.

This property is in great condition in comparison to other properties in the local area and was refurbished by the owner in 2018.

## **Location**

**538 Hessle Road is in West Hull, Humberbside. It lies approximately 1.5 miles west of Hull City Centre. It is not far from Hull Royal Infirmary or the docks.**

**This is a great location with a lot of re-generation going on in the area and Hull in general.**



## Vision

Purchase the property for £85,000 and enjoy the rental return.

A mixed use property like this is a great investment providing multi-let returns but without the hassle.

## Rental

The commercial unit is currently generating £347 pcm and has just started a 3 year lease.

The 3 bed flat is rented for £435 pcm

This is very sustainable in this location in Hull. Based upon our experience (we have experienced contacts on the ground in Hull)



£395 pcm

**2 bedroom flat**  
Boulevard, Hull

0.41 miles

**\*\*NO ADMIN OR APPLICATION FEES\*\*** Fully-refurbished large & private 2-bedroom ground-floor flat consisting of newly-decorated lounge & bedrooms with brand new carpets, fully-



£400 pcm

**2 bedroom flat**  
Boulevard, Hull

0.26 miles

A lovely 2 bedroom flat, two bathrooms, Electric Heating with all brand new radiators, double glazed throughout, modern open kitchen. Recently refurbished within easy walking distance to



£395 pcm

**3 bedroom flat**  
Coltman Street, Hull

0.63 miles

**CALL NOW FOR THIS SPACIOUS 1ST FLOOR 3 BEDROOMED DUPLEX APARTMENT!!! AVAILABLE NOW!** The size of this apartment needs to be seen! Situated moments away from



£917 pcm



**Retail property (high street)**

Hessle Road, Hull, East Yorkshire, HU3

0.17 miles

The unit comprises of a spacious ground floor café area plus large kitchen and preparation area. The unit benefits from male and female plus disabled WC's. The unit has been trading as a



£1,292 pcm



**Retail property (high street)**

Hessle Road, Hull, East Yorkshire, HU3

0.10 miles

The property comprises a ground floor return frontage retail unit, situated on the end of a retail parade. Internally the property is split into a self-contained retail unit to the front,

## Cashflow Forecast

Purchase Price of Building £85k  
Rental Income from Shop and Flat above:  
= £9384 Per Annum

### Costs to consider:

Mortgage Cost @ 4% = £198 pcm  
10% Management = £80 (+ vat)

**CASHFLOW AFTER ALL THE ABOVE COSTS £505  
pcm = £6,068 per annum**

### Capital Required To Get Involved:

- Purchase Price = £85,000
- Deposit = £25,500
- Stamp Duty = £0 (Commercial property)
- Legals = £1,000
- Refurb = £0

- Sourcing Fee = £3,000

**Total Capital Required = £29,500**

**The Return On Investment based on an investment  
of £29,500 = 21%**

**We have a letting agency within this location who would be able to manage the  
property.**

**FIRST TO SEE WILL BUY!**

**If this is of interest call Darren immediately on **07599 327 460** to reserve.  
or email [darren@mypropertysourcer.co.uk](mailto:darren@mypropertysourcer.co.uk)**