



## Hardshaw street, St Helens, WA10 1RT

Cellar and ground floor commercial, Gia approximately 250m2

9-bedroom HMO, 2 studio flats on a social housing contract

1<sup>st</sup> and 2<sup>nd</sup> floor Gia HMO, approximately 300m2

The is a new refurbishment of an existing Victorian building. At some point in its life the property was a bank and has added benefit of heavy structural works, including reinforced concrete floors and basements, heavy duty steels to create an open plan commercial area to the ground floor and it goes without saying, industrial sized bank vaults to the cellar. Refurbishment of the shop only (£250k)

The property also consists of a luxury 9-bedroom HMO conversion to the 1<sup>st</sup> and 2nd floor. With an open plan living room - kitchen, 6 bedrooms are en-suites. There are a further 2 studio duplex flats with their own bathroom and kitchen space.

Room No	Rooms size	Rent PCM
1	36m2	£492
2	39m2	£492
3	12.7m2	£492
4	14.5m2	£492
5	13.6m2	£492
6	15.7m2	£492
7	16.5m2	£492
8	15.8m2	£492
9	26.8m2	£492
10	25.5m2	£492
11	15.8m2	£492
Total PCM		£5,417
Total PA		£65,000
Yield		9.00%
GDV HMO		£722,222
<p>I've set the yield at 9%, drawing from recent HMO sales in the area, my own sales experience, and the property's high standard. Rooms 1 and 2 are exceptionally large, blending flat and HMO styles, which adds unique value. With high demand for HMO rooms locally, rental income should strongly support this yield.</p> <p>The social housing provider, managing 250 bed spaces with a £4.5 million annual turnover, is set to sign the lease upon confirming the move-in date. Lease terms are flexible, offering 5 to 25 years based on buyer preference. It's a full repairing and insuring (FR&amp;I) lease, with no maintenance or management fees, and is inflation-proof, adjusting to Local Housing Allowance (LHA) increases (which rose at least 11% last year)</p>		
Commercial Rent Pa	£35,000	
Yield	9%	
GDV Commercial	£388,889	
<p>I've set the yield at 9% for this 10-year lease, as the tenant has invested over £250,000 in the property. This substantial commitment suggests they'll remain for many more years, ensuring stability and a strong return</p>		
Total proposed Value	£1,111,111	

The HMO has been thoughtfully designed for durability and quality, featuring:

- Enhanced insulation in walls, ceilings, and floors
- Comprehensive soundproofing with double-layer acoustic plasterboards on ceilings and walls
- Full CCTV coverage
- New UPVC sash windows
- Six en-suite rooms, two studio flats, and two shared bathrooms
- Dedicated plant and utility rooms with a 400L unvented cylinder
- Commercial-grade carpeting and durable tiles in the kitchen and bathrooms
- Premium fittings and reliable British brands like MK and Ansell
- Magnet kitchen with a breakfast bar and an American fridge
- Sturdy commercial-grade front door

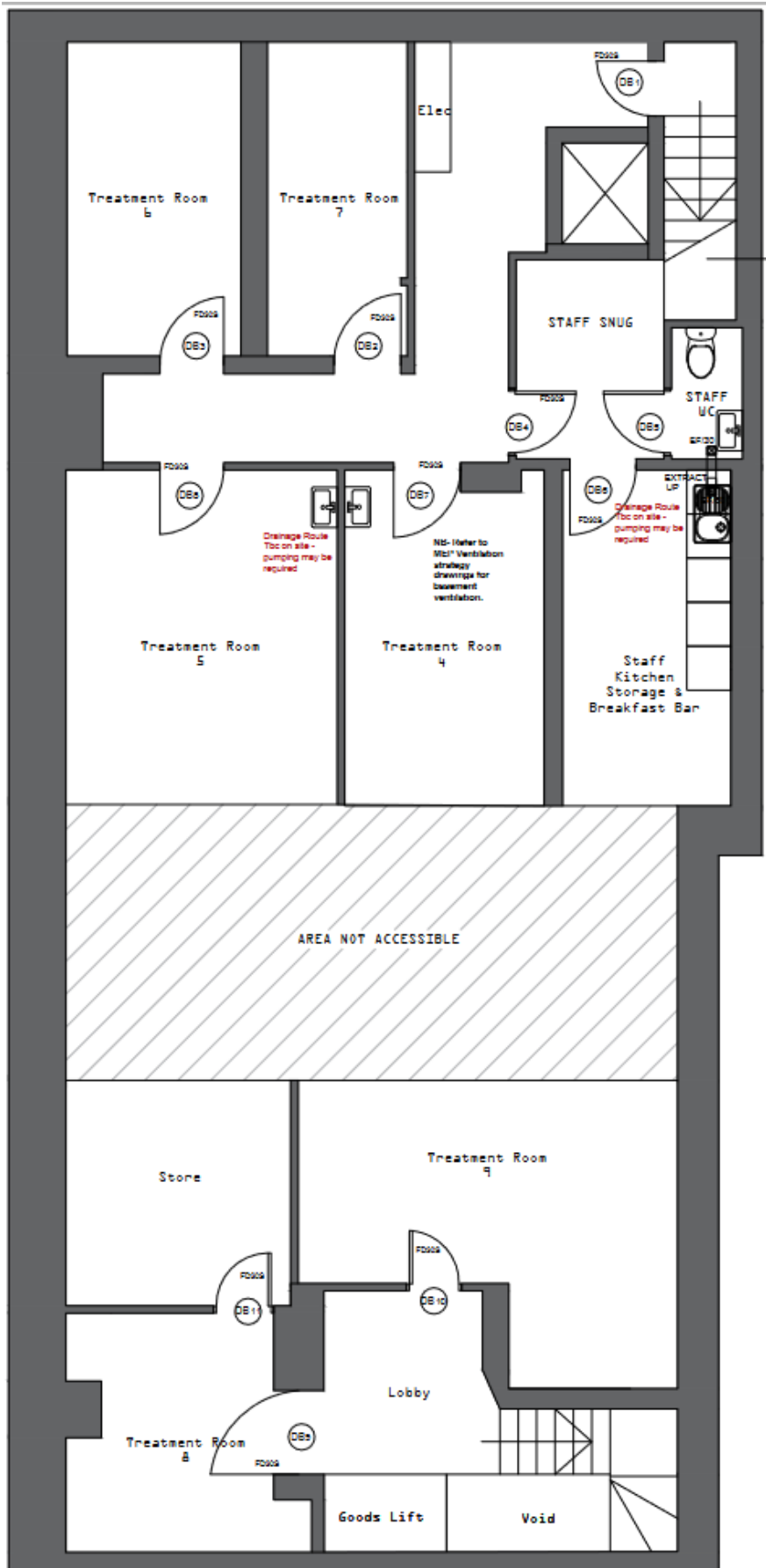
The commercial unit has been fully refurbished at a cost of approximately £250,000, making it an attractive long-term investment. With the new £100 million+ regeneration plans for St Helens, the main thoroughfare will soon pass directly by the unit, enhancing its visibility, profitability, and resale potential.

The commercial space spans two floors and includes 10 rooms, accommodating up to 19 beauty chairs, along with two WCs, a staff kitchen, a seating area, and a plant room with CCTV. Located just 200 meters from the main town strip, it's ideally positioned. The ground floor commercial unit is rented on a secure 10-year lease at £35,000 per annum, with no break clauses, providing stable, long-term rental income

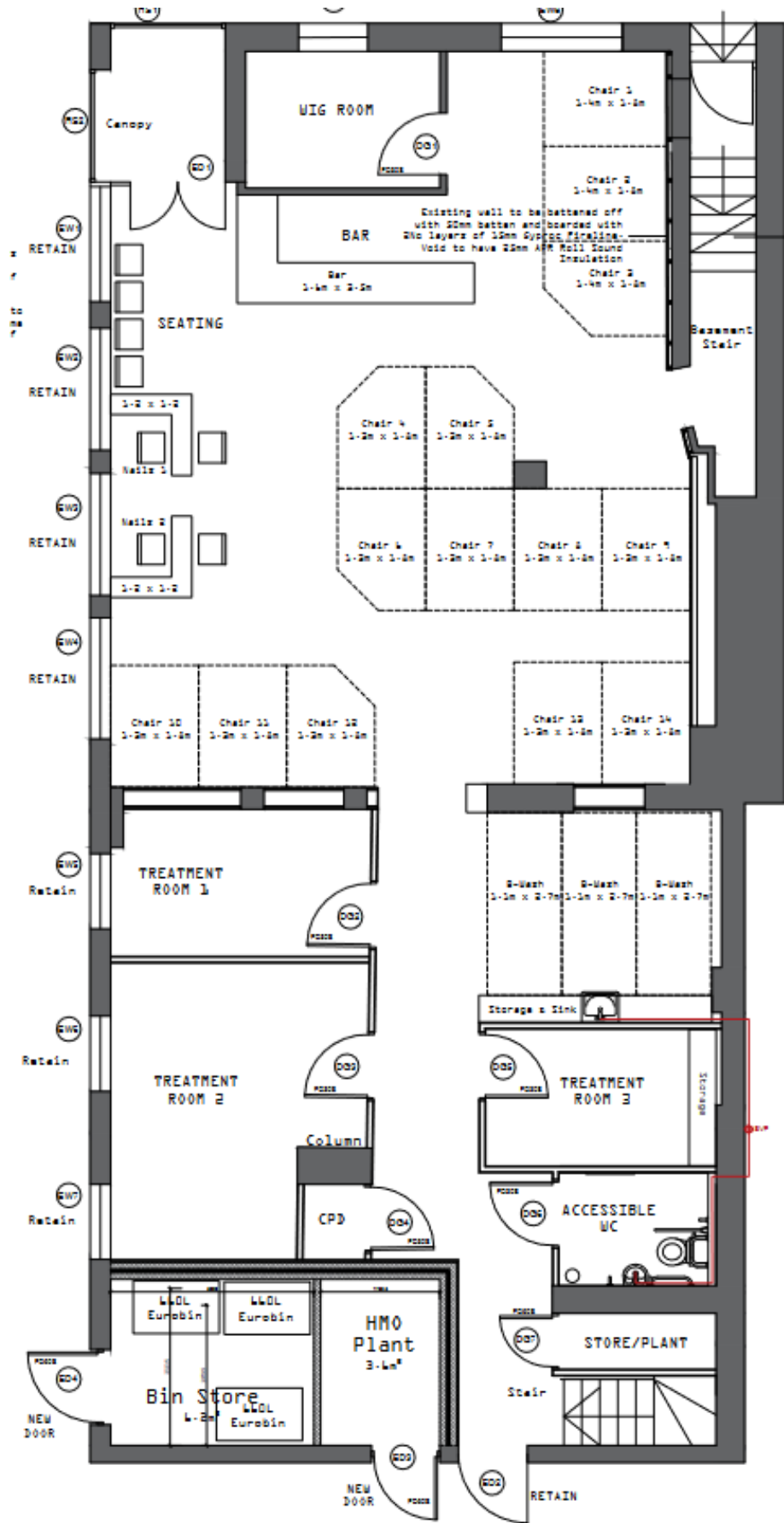
Considering the property's substantial size, excellent condition, and prime location, its replacement cost in today's market would be approximately £1.4 million, based on an average build cost of £2,100 per square meter. This means you're acquiring a property with inherent value well above the purchase price—a fantastic investment opportunity that promises strong returns and long-term stability



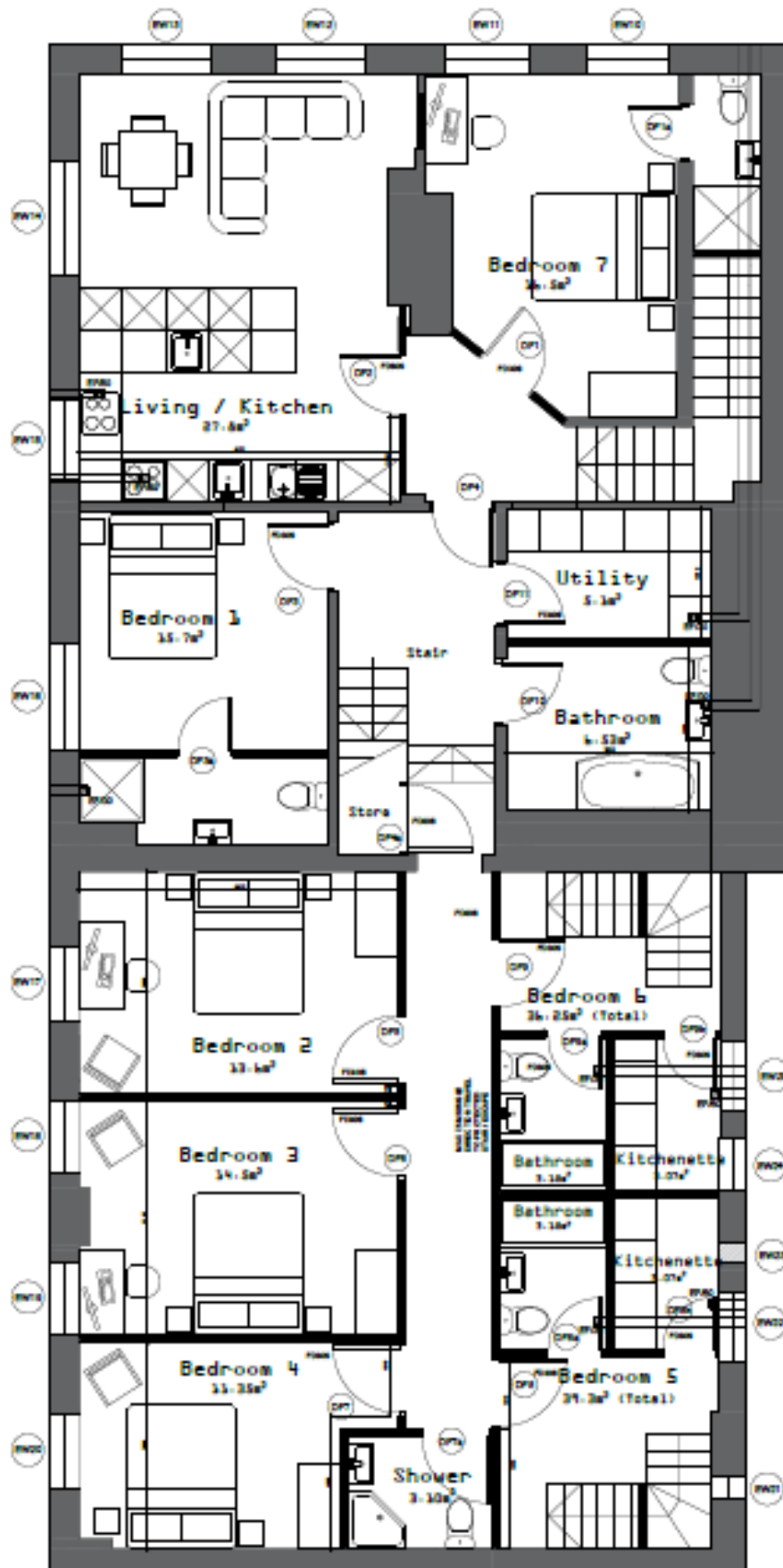
St Helens £100 million phase 1 vision – which is only a stone's throw away



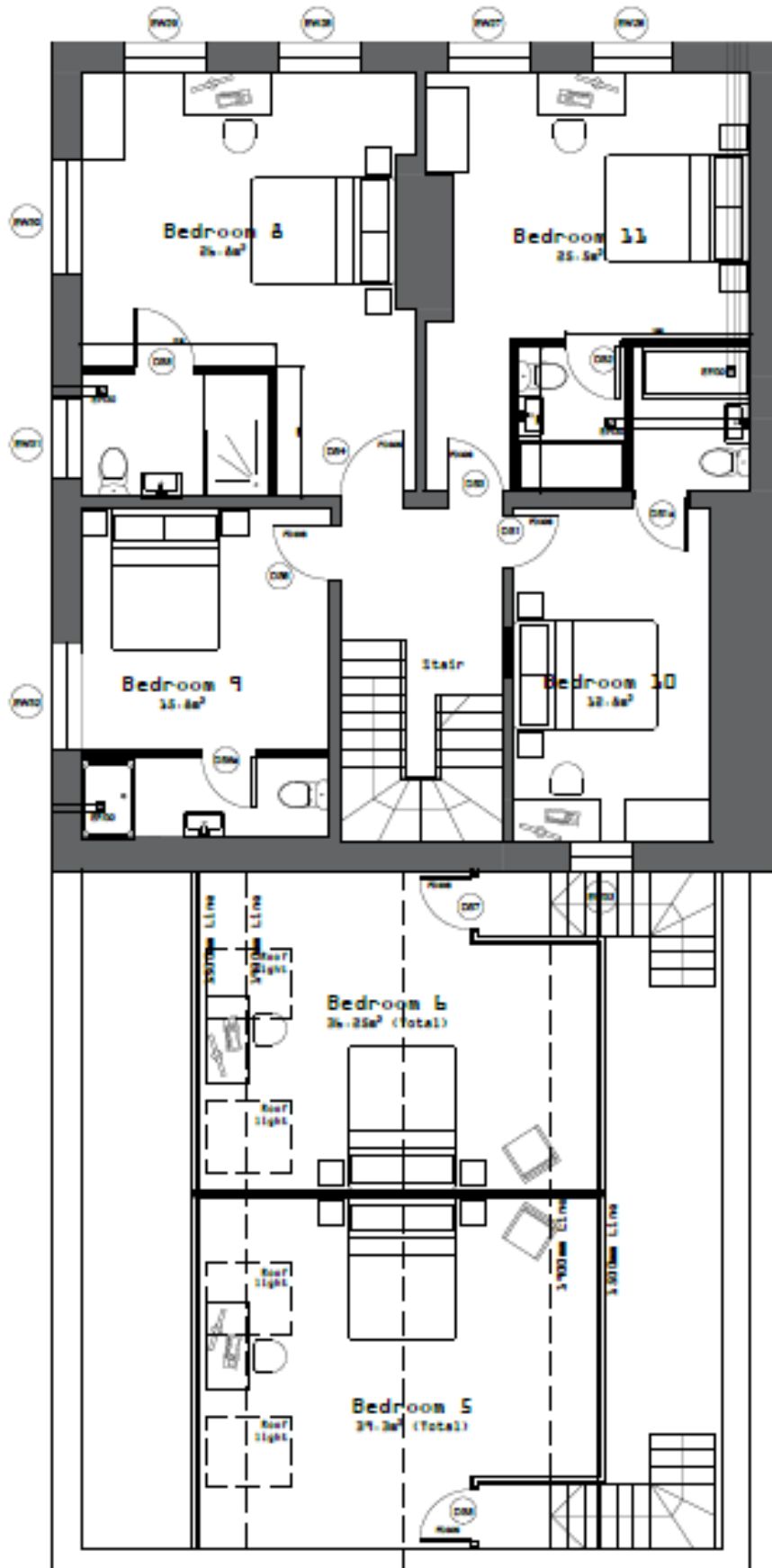
**Basement**



GROUND FLOOR  
1:50



FIRST FLOOR  
1/50



**SECOND FLOOR**

1:50

## Shared Facilities



## Shared Facilities



Flat 1



Flat 2



Flat 2



Random selection of rooms and ensuites



Random selection of rooms and ensuites



Random selection of rooms and ensuites



Random selection of rooms and ensuites



Commercial unit



Commercial unit



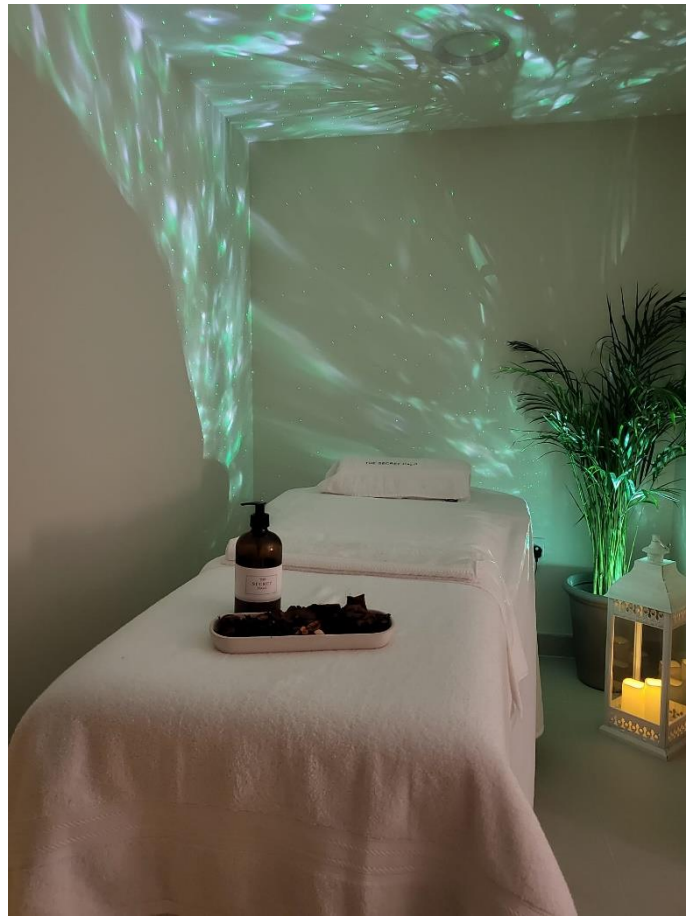
Commercial unit



Commercial unit



Commercial unit



Commercial unit



