



Stepping Stones, Thorold Road, Southampton SO18 1JB

welcome to

Stepping Stones Thorold Road, Southampton

An exceptional opportunity to acquire a substantial HMO offering 27 letting rooms, making it an attractive addition to any investment portfolio. Currently generating an income of £15,500 per calendar month, with a rental increase already in place from October. Contact us for more information!

27 Letting Rooms

17 En Suites

2 En Suite W/C's

4 Communal Shower Rooms

1 including a bath.

3 Separate W/C's

8 Vanity Unit Rooms

3 Communal Kitchens

7 Social Spaces

Roof Space

Offers opportunity for additional letting accommodation, already decorated.





An exceptional opportunity to acquire a well-established HMO, ideally positioned close to local amenities, Riverside Park, Eastleigh airport, local train station and Southampton City Centre.

The property is licensed to accommodate 34 persons across 27 households and currently comprises 27 letting rooms, including 17 en suite rooms and a further 2 rooms with en suite W/C facilities. Additional communal facilities include 4 shower rooms with one including a bath, 3 separate W/Cs and 8 vanity unit rooms.

Designed to cater for a large tenant base, the property benefits from 3 communal kitchens and 7 social spaces, creating a comfortable and sociable living environment. Furthermore, there is potential to create additional letting accommodation within the already decorated roof space, subject to any necessary consents, presenting an exciting opportunity to further enhance income.

The investment currently generates an impressive £15,500 per calendar month, with a rent increase already scheduled to take effect from October, offering immediate scope for improved returns.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Stepping Stones Thorold Road, Southampton

- Income of £15,500 pcm
- HMO License for 34 People across 27 Households
- Parking for 10/11 Vehicles & On-Street Parking
- High Occupancy Rate with Tenant Waiting List
- Rent Increase in Place from October Onwards

Tenure: Freehold EPC Rating: C

Council Tax Band: G

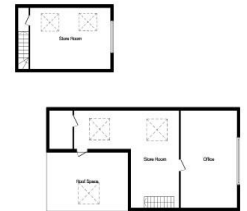
£2,250,000



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:

BIT113426 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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