



## 7 Cargate Avenue

Aldershot, GU11 3EP

Asking Price £550,000

### Rarely Available 9-Bedroom HMO Investment Opportunity

Offered to the market is this rarely available nine-bedroom House of Multiple Occupation, successfully operated for over 40 years.

The property comprises eight self-contained bedsits, served by two shared bathrooms, in addition to a separate studio flat with its own kitchen and shower room. The HMO has generated a income of approx £61,152 with only 3 rooms having been refurbished in recent years.

There remains clear scope for further improvement, with the opportunity to redecorate remaining rooms and increase rental levels, offering strong potential to enhance overall income and yield.

Each room is equipped with its own sink unit, fridge, mini oven and hob, kitchen storage, and furniture, the studio has its own separate kitchen and shower room, making the property well suited for continued operation as a going concern. This represents an excellent investment opportunity for an incoming HMO landlord seeking immediate income with upside potential.

Located on the popular Cargate Avenue, the property also benefits from outside space and is conveniently positioned close to the town centre and mainline station.

- Registered HMO property
- ADVERTISED AS A GOING CONCERN
- Eight self-contained bedsits
- One Studio apartment
- Total updated income of over £61,152
- By appointment only
- Investors only
- 9 lettable rooms in total
- Council tax band E
- EPC energy rating band (d) 59

### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



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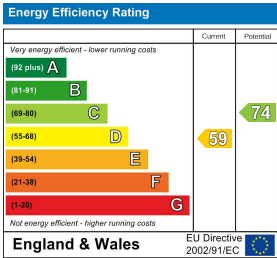
Floor Plan



Area Map



Energy Efficiency Graph



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