

## **RESIDENTIAL INVESTMENT**

### **Midwood House, Travis Street, Widnes, Cheshire WA8 6BF**



**33 self-contained residential studios all ensuite**

**Potential to expand by a further 23 studios.**

**Secure Parking for about 50 cars.**



**Situation:**

Midwood House is situated in the busy centre of Widnes; Located off Gerrard Street and walking distance to McDonalds, KFC, Family Cafes & Restaurants, Asda, Kingsway Leisure Centre and Tesco Extra, Boots, Next, Wilkos, Dominos plus Marks & Spencer's.

**Description:**

Midwood House comprises 33 residential studios all with ensuite shower room facilities. Room to extend by a further 23 studios.

**Accommodation:**

Each studio comes furnished with modern furniture, side table & table lamp, easy chair, floor lamp, dining table complete with 2 chairs, dressing table & chair, Wifi, TV, fridge freezer, combi microwave, hot plates, toaster, kettle, crockery and cutlery.

Each room benefits from laminate flooring for easy cleaning, blackout blinds and stylish wall art. Each ensuite comprises a shower, WC and hand basin.

Facilities onsite included within the monthly rent:

- Cleaning of communal areas
- Council Tax
- Door/ Main gate entry system with key card
- Electricity
- Gas fired heating
- Launderette – free in house
- Outside seating
- Storage Unit
- Secure bike storage
- Secure parking
- Smoking shelter
- Runcorn/Widnes Bridge : £10 per annum

- Water
- Wifi
- Resident Building Manager

**Terms:**

Income :  
Gross income £237,852 pa  
(including Caretaker)

Inclusive Rents from £542 to £620 per calendar month

- £150 per month extra for couples
- £135 deposit

**Tenure:**

Freehold

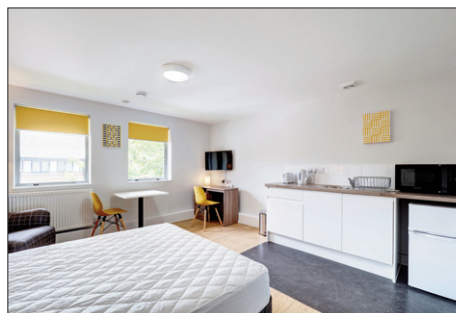
**Purchase Price:**

£2,500,000 Subject to Contract.  
Equating to a Gross Initial Yield 9.51%.

Fully inclusive of fixtures, fittings, furniture, crockery, cutlery etc.

**Potential:** There is considerable scope to add value:

- Increasing rents
- Reducing costs
- Increasing studios



**Plans:** Attached

**Tenancy Schedule, Budget and EPC:**

Available on request.

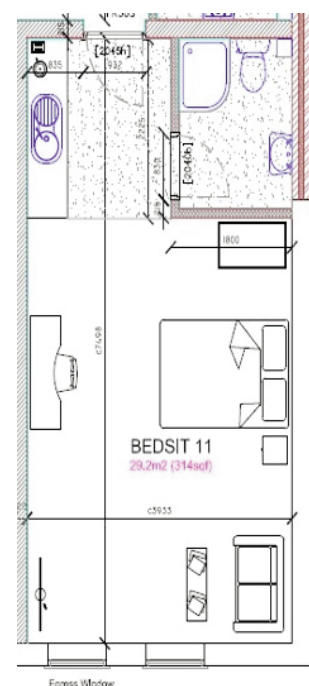
**Inspection:**

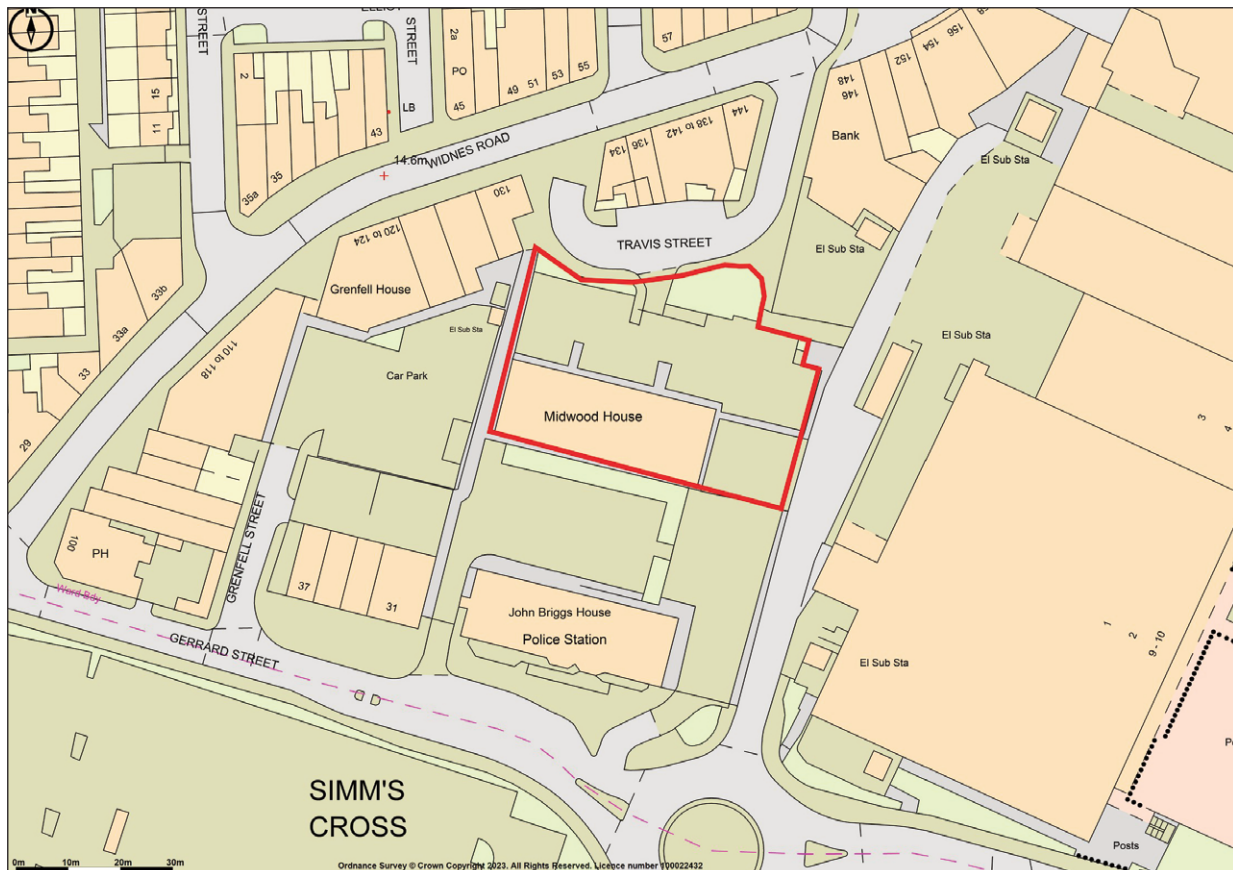
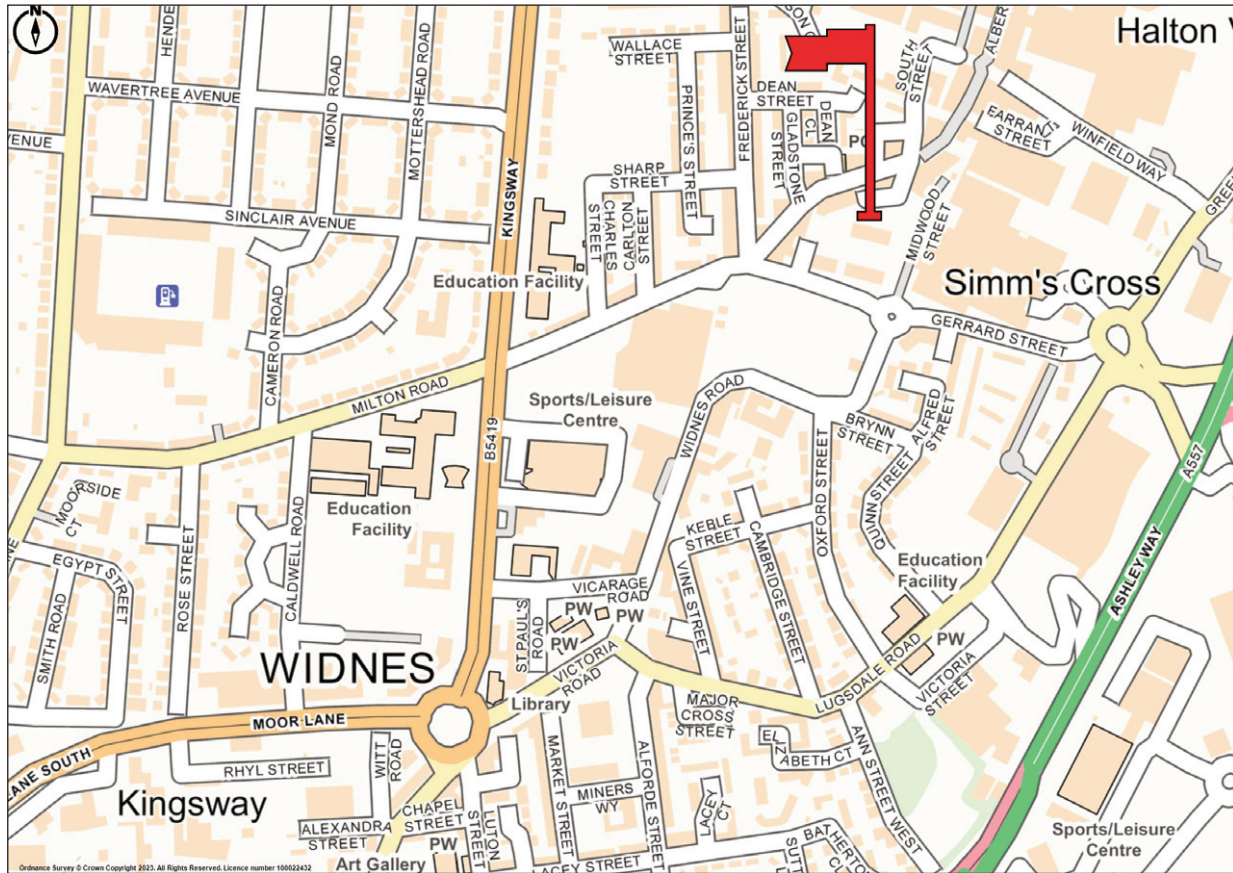
Viewings:

Paul Kelly: Building Manager  
Paul.kelly@osbornehousegroup.com  
Mob: 07958 614820

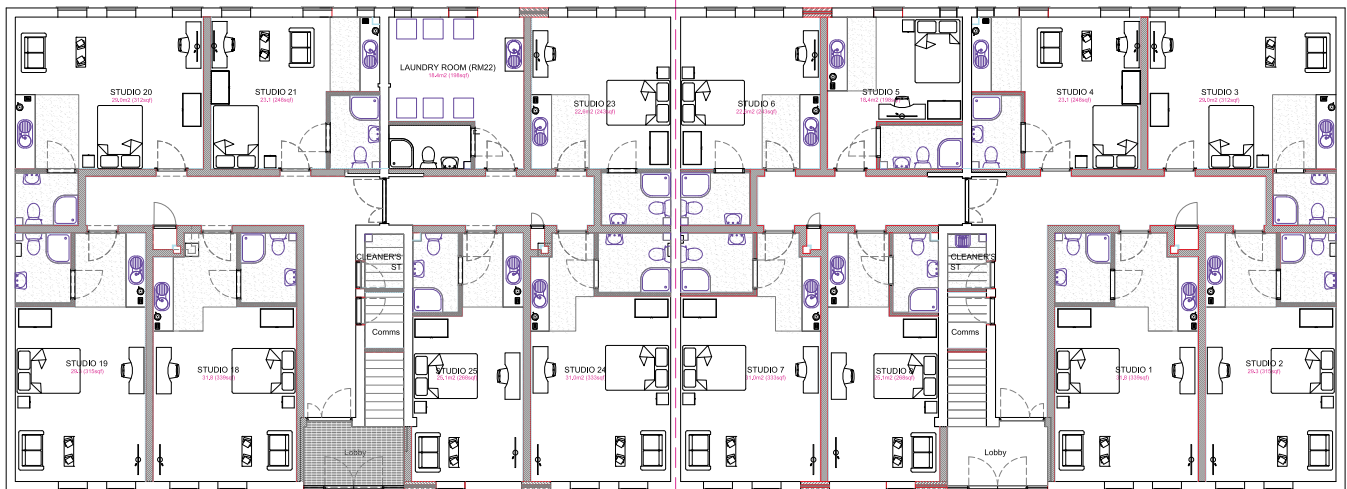
Surveyor: John G. Fifield FRICS  
John.fifield@fifieldglyn.com  
Mobile: 07970 723522

**SUBJECT TO CONTRACT**  
JGF/JRB/NOVEMBER2023









BLOCK B  
MAIN ENTRANCE

BLOCK A  
MAIN ENTRANCE

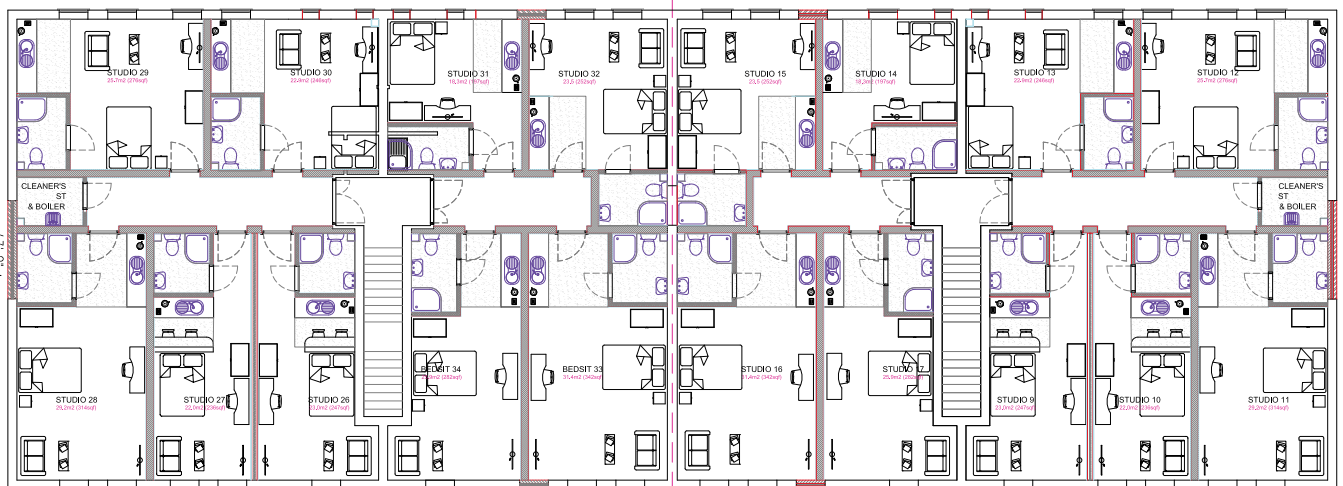
GENERAL LAYOUT DRAWING



DRAWING TITLE	DATE
PP GENERAL LAYOUT PLAN	19/01/2019
CLIENT	SCALE
ORNDORF HOUSE LTD	AS SHOWN @ A1
PROJECT	FILE NO
PROPOSED REFURBISHMENT	WORKING
MIDWOOD HOUSE - WIDNES	DRAWN BY
	RAJ/PPF
DRAWING NO	REV
721.2\08H\300\1.2	

Proposed Ground Floor Plan

PROPOSED REFURBISHMENT FROM OFFICES TO RESIDENTIAL - BLOCK B, MIDWOOD HOUSE, TRAVIS STREET, WIDNES WA8 6BH  
PROPOSED ARRANGEMENTS



GENERAL LAYOUT DRAWING



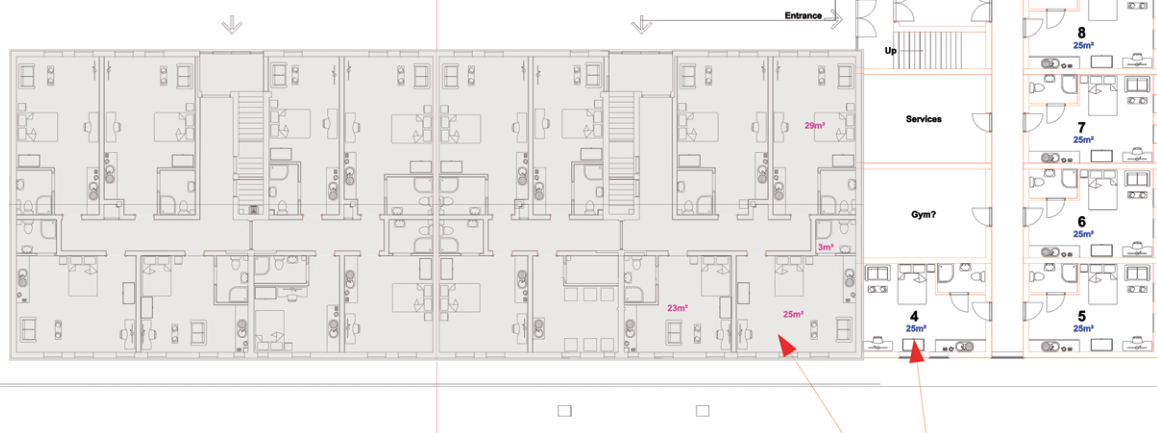
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MIDWOOD HOUSE - WIDNES	DRAWN BY
	RAJ/PPF
DRAWING NO	REV
721.2\08H\300\1.3	

Proposed First Floor Plan

PROPOSED REFURBISHMENT FROM OFFICES TO RESIDENTIAL - BLOCK B, MIDWOOD HOUSE, TRAVIS STREET, WIDNES WA8 6BH  
PROPOSED ARRANGEMENTS

**Option 1 - Draft Ground Floor Plan  
Total of 22 @ 25m<sup>2</sup>**

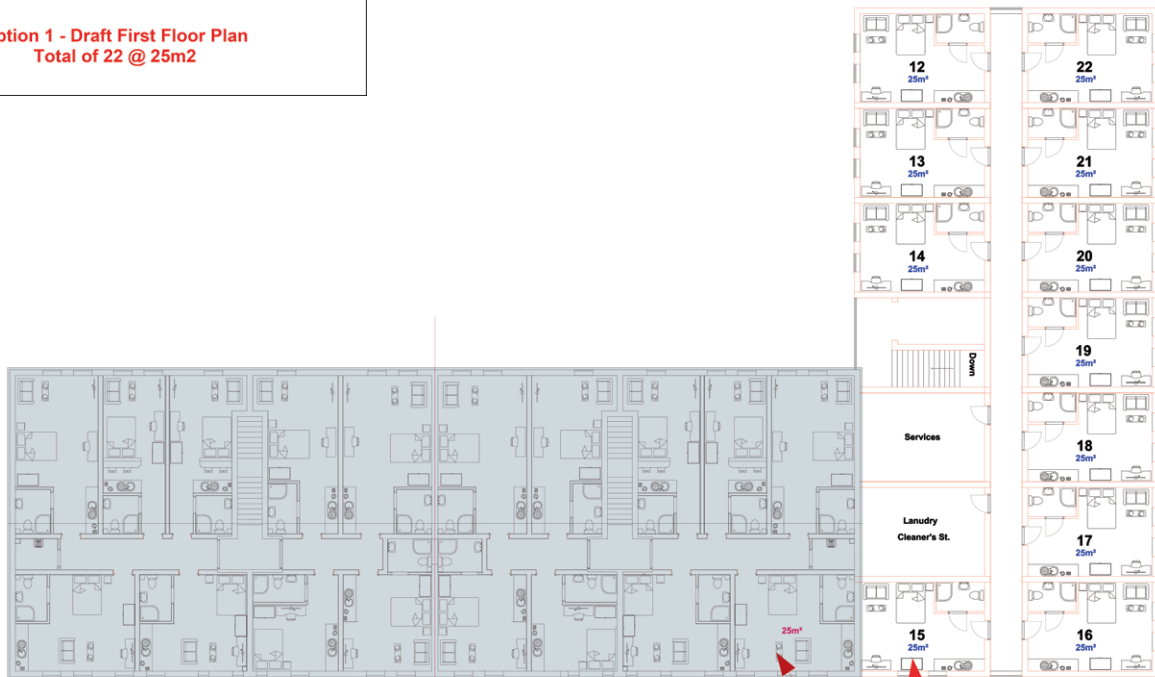
**PROPOSED NEW EXTENSION TO EXISTING PROPERTY (BLOCK C)  
MIDWOOD HOUSE, TRAVIS STREET, WIDNES, CHESHIRE WA8 6BH  
DRAFT GROUND FLOOR PLAN**



Existing Ground Floor Plan  
1:100 @ A1

GIA of each based on average of  
existing approval

**Option 1 - Draft First Floor Plan  
Total of 22 @ 25m<sup>2</sup>**



Existing First Floor Plan  
1:100 @ A1

GIA of each based on average of  
existing approval