



103 Newland Street West

Lincoln, LN1 1QD

£275,000

A rare opportunity to purchase a licenced five bedroomed house of multiple occupancy. The property is currently let for the remaining academic year with an income of £24,632 per annum (inclusive of bills until the 31st July 2023) and also the upcoming acad emic year with an income of £28,560 per annum (inclusive of bills from August 2023 until July 2024). The property is located in the West End of Lincoln and is within walking distance of Lincoln University and Lincoln City Centre. To the rear of the property there is a large brick and tile outbuilding (see plan) which, in our opinion, offers the possibility of development for extra accommodation or usage and associated rental enhancement (subject to any relevant Planning Permissions). The attached next door house (105 Newland St West) is in the same ownership under a non-HMO rental AST and could be made available for separate purchase potentially offering greater development flexibility.





103 Newland Street West, Lincoln, LN1 1QD

SERVICES

All mains services available. Gas central heating.

EPC RATING - D.

COUNCIL TAX BAND - A (Lincoln City Council).

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Leaving Lincoln south along West Parade, at the traffic lights continue straight a cross onto West Parade and turn left onto Charles Street West. Turn right onto Newland Street West and the properties can be located on the right hand side.

LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

CURRENT RENTAL INCOME

The property is let for the remaining a cademic year (ending July 2023) and is producing an annual rental income of £24,632 (inclusive of bills) and for the next a cademic year (August 2023 to July 2024) producing an annual rental income of £28,650 (indusive of bills).

ACCOMMODATION

HALL

BEDROOM - 11' 4" x 11' 2" (3.45m x 3.4m)

COMMUNAL ROOM - 12' 8" x 11' 4" (3.86m x 3.45m)



KITCHEN - 17' 5" x 6' 1" (5.31m x 1.85m)

BATHROOM - 7' 8" x 6' 1" (2.34m x 1.85m)

FIRST FLOOR LANDING

BEDROOM - 11' 4" x 10' 7" (3.45m x 3.23m)

BEDROOM - 11' 3" x 8' 1" (3.43m x 2.46m)

BEDROOM - 12' 10" x 11' 9" (3.91m x 3.58m)

BEDROOM - 12' 11" x 6' 8" (3.94m x 2.03m)

OUTBUILDING - 21' 11" x 12' 2" (6.68m x 3.71m)

SEL LING Y OUR HOME - HOW TO GO ABOUT IT

We are chappy to offer FREE ad vice on all aspects of mo ving home, including a Valuation by one of our QUA LIFIED/SPEC IALIST VALUERS. Ring or call into

REFERRAL FEEN FOR MATION — WHOW E MAY REFER YOUTO
Slis & Betridge, Ringrose Law LUP, Burton and Co, Bridge McFarl and and Home Property Lawyers who will be able to provide information to you on the
Conveyan dings ervices they can offer. Should you decide to use these Conveyanding Services the wew ill receive a referr affect of up to £150 per sale and
£150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

West laby fin ancial Services who will be able to offer ar angeof financial service products. Should you decide to instruct. Westlaby financial Services we will record of the few which. Westlaby financial Services in received 500 of the few which. Westlaby financial Services is received from the land of or provider. The cave agreeded ecurrently would receive its 552-05, in received from an offserior we will pept deement 110 and £530 commission to the individual amender of staff who gener act the appointment.

BUYNG YOUR HOME An independent Survey gives peace of mind and could save you a great deal of money. For details, including RIC SHome Buyer Reports, call 01522 556088 and ask fo

GETTING A MORTGAGE We would behappy to put you in touch with our financial Adviser who can help you to workout the cost of financing your purchase

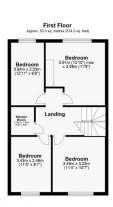
1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accur at ebut are given as a general guide and should bethoroughlychecked.

have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are e, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

- The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or giver epresentation or warranty whatever in relation to this property.
- All descriptions, dimensions, references to condition and necessar y permissions for use and occupation and other dietails should be verified by yourself on inspection, your own advisor or conveyancer, particular lyon it ems stated herein as not verified.

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Total area: approx. 100.2 sq. metres (1078.1 sq. feet)

29 - 30 Silver Street Lincoln **LN2 1AS**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

