



## 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 academic 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 across 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 academic year (ending July 2023) and is producing an annual rental income of £24,632 (inclusive of bills) and for the next academic year (August 2023 to July 2024) producing an annual rental income of £28,650 (inclusive 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)

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION - HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Home Property Lawyers who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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

Westlaby Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Westlaby Financial Services we will receive 30% of the fee which Westlaby Financial Services receive from the lender or provider. The average fee we currently would receive is £542. In addition Westlaby Financial Services will pay between £10 and £30 commission to the individual member of staff who generated the appointment.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS HomeBuyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

If you 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 accurate, however they are given for their own use 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 give representation or warranty whatsoever in relation to this property.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.  
Mundys Estate Agents  
Please contact us on 01522 510044

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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 and 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.

