



**Grosvenor Mews Grosvenor Street
Kingston Upon Hull**

£2,475,750

Freehold

- Mixed portfolio of houses and self-contained flats
- Mix of 1 and 2-bed flats and 3–4 bed houses
- £16,505 PCM (£198,060 PA)
- Full occupancy with only three units on periodic tenancies



Portfolio Overview

A substantial mixed portfolio of houses and self-contained flats located across Grosvenor Mews, Grosvenor Street and Beverley Road, HU3, all in strong rental locations close to Hull city centre and the university. The properties are consistently let, with a mixture of fixed-term and periodic tenancies, producing £16,505 PCM (£198,060 PA).

The Grosvenor Mews element comprises a block of six houses and multiple flats, all fully let with rents ranging from £525 – £825 PCM. Tenancies are mainly six-month ASTs, with a small number on periodic agreements. Unit sizes range from 1-bed flats to 3-bed houses.

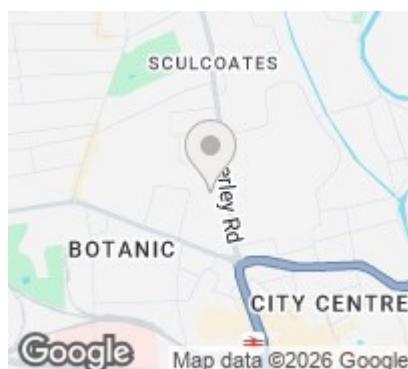
The Beverley Road element consists of Flats at 85, 87, 89 and 91 Beverley Road, plus a four-bed house at 93 Beverley Road. Rents range from £525 – £675 PCM for the flats and £975 PCM for the 4-bed house. Several units have two-person occupancy.

Overall, the portfolio offers:

- Strong rental demand across all units
- Full occupancy with only three units on periodic tenancies
- Mix of 1 and 2-bed flats and 3–4 bed houses
- Stable rent profile with long-standing tenants in several properties
- Annual rental income of £198,060
- Estimated value at an 8% yield: £2,475,750

This is a well-performing, fully let portfolio in a proven rental location, suitable for an investor seeking income stability and a strong yield with room for rental growth.

EPC ratings vary between B and C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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