



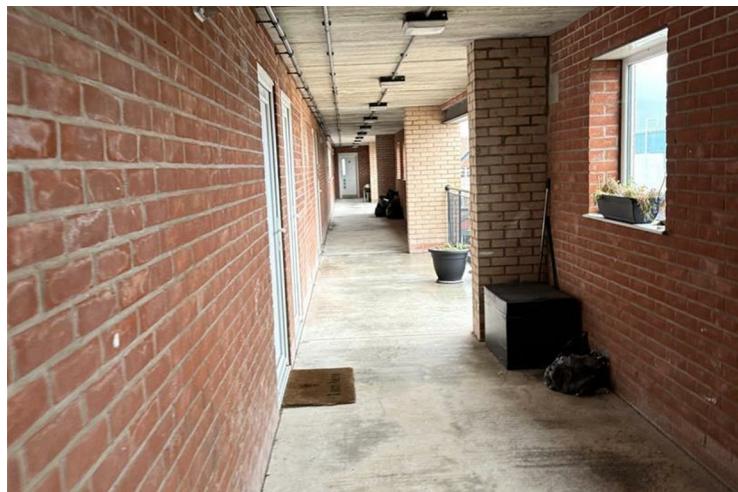
2 Grosvenor Mews Grosvenor Street

£5,158,500

Hull

Freehold

- Investment Portfolio
- Peppermint Park, 104–106 Beverley Road, Hull, HU3 1YA
- Grosvenor Mews, Grosvenor Street, Hull, HU3 1ZB
- 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 £412,680
- Estimated value at an 8% yield: £5,158,500



Peppermint Park:

A highly consistent Purpose-Built Block of 26 self-contained flats located on Beverley Road, one of Hull's strongest rental corridors with direct access to the city centre, the university and the bus routes.

The block is fully let aside from two units on periodic / vacating status, and produces a total rent of £17,885 PCM (£214,620 PA).

The apartments are a mix of 1-bed and 2-bed units, with the majority being two-person flats attracting stable long-term tenants. Current rents range from £600 to £775 PCM.

Underground secure parking with electric security gates.

EPC ratings vary between C and B throughout the flats.

Grosvenor Mews:

A substantial mixed portfolio of houses and self-contained flats, 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 five units on periodic tenancies/vacating status
- 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 £412,680
- Estimated value at an 8% yield: £5,158,500



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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