

TO BE SOLD AT ALLSOP AUCTION
22ND MAY 2025 - UNLESS SOLD PRIOR

26 LUCAS AVENUE, HARROW
LONDON HA2 9UJ



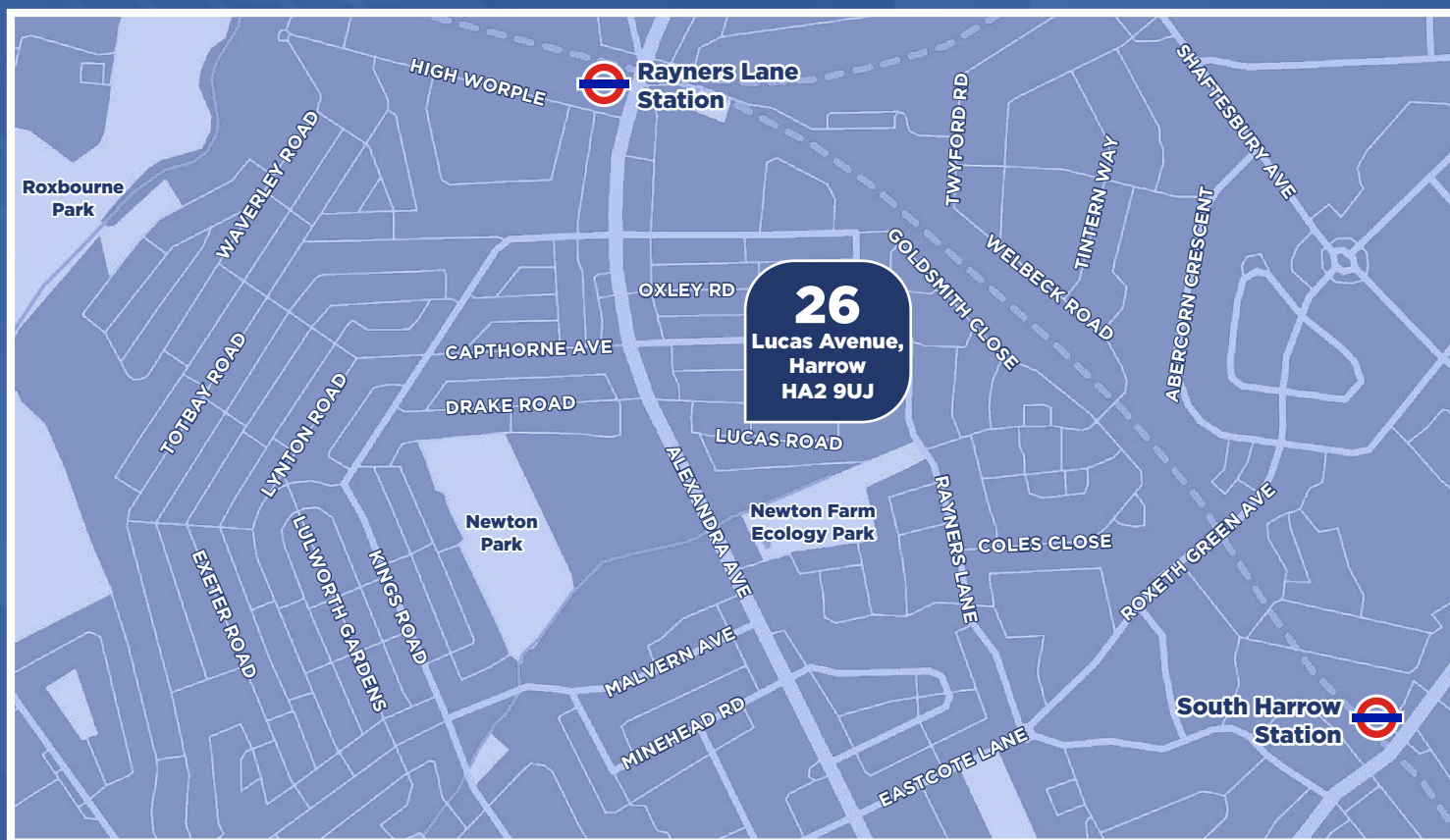
HIGH-YIELDING HMO INVESTMENT FOR SALE

- Opportunity to acquire a reversionary HMO Investment.
- The property is located 0.5 miles from Rayners Lane Station (Metropolitan & Piccadilly Line).
- The building comprises 6 self-contained rooms.
- GIA - 1,389 Sq ft
- 5 rooms are rented and 1 is vacant.
- Total Rent - £62,804 per annum
- The ERV based off the LHA rates equates to £78,912 per annum
- Freehold
- **Guide Price - Offers In Excess Of £750,000 (Seven Hundred Fifty Thousand Pounds) subject to contract. A purchase at this level reflects a gross yield of 8.4% off the current rent and 10.5% off the ERV.**

ACCOMMODATION SCHEDULE

UNIT	RENT PCM	RENT PA	END DATE
1	£1,096	£13,152	05/06/2025
2	£1,096	£13,152	31/05/2025
3	£1,015	£12,180	HOLDING OVER
4	£930	£11,168	HOLDING OVER
5	£1,096	£13,152	07/08/2025
6	VACANT	VACANT	VACANT
TOTAL	£5,233	£62,804	

LOCATION



TENURE

Freehold.

PROPOSAL

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CONTACT

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