

Lincoln - 15 Good Lane LN1 3EH  
Freehold 4-Bed HMO Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



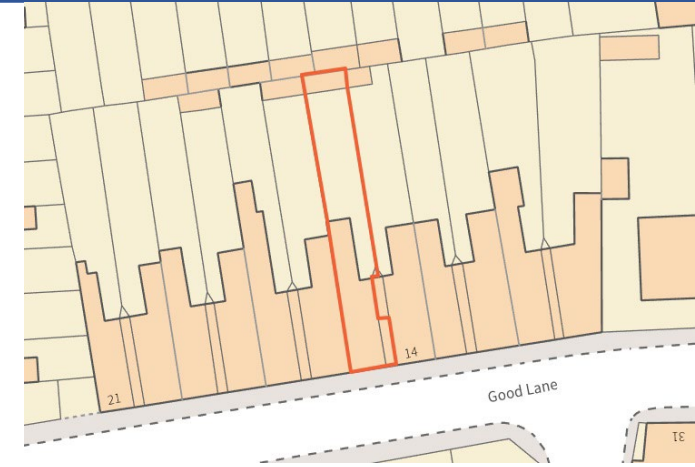
# Lincoln - 15 Good Lane LN1 3EH

## Freehold 4-Bed HMO Investment



### Investment Consideration:

- Purchase Price: £210,000
- Gross Initial Yield: 6.31%
- Rental Income: £13,260 p.a.
- VAT is NOT applicable to this property
- Comprises 4-bed HMO with communal kitchen/dining, living room and 1 communal bathroom
- Situated within 25 minute walk from the University of Lincoln, a 10 minute walk from Bishop Grosseteste University and a 15 minute walk from Lincoln's City Centre.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1 (Ground Floor)	Double Bedroom: 11.6 sq m (125 sq ft)	Individuals	51 Weeks from 19 September 2023	£13,260	Note 1: AST Note 2: Deposit held of £600
Room 2 (First Floor)	Single Bedroom: 6.5 sq m (70 sq ft)				
Room 3 (First Floor)	Single Bedroom: 5.5 sq m (59 sq ft)				
Room 4 (First Floor)	Single Bedroom: 9.5 sq m (102 sq ft)				
			<b>Total</b>	<b>£13,260</b>	

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### Property Description:

Comprises mid-terrace 4-bedroom HMO, newly refurbished to a high standard and arranged as a ground floor kitchen, living/dining room, bedroom and communal bathroom, with 3 bedrooms at first floor.

Ground Floor: 35 sq m (377 sq ft)

First Floor: 30 sq m (323 sq ft)

Total GIA: 65 sq m (700 sq ft)

HMO Licensed Property (C4 use class)

Reference - 2018/0749/CLE



Ground Floor

First Floor



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### Tenancy:

The property is at present let to Individuals for a term of 51 Weeks from 19<sup>th</sup> September 2023 at a current rent of £13,260 per annum. Deposit held of £600.

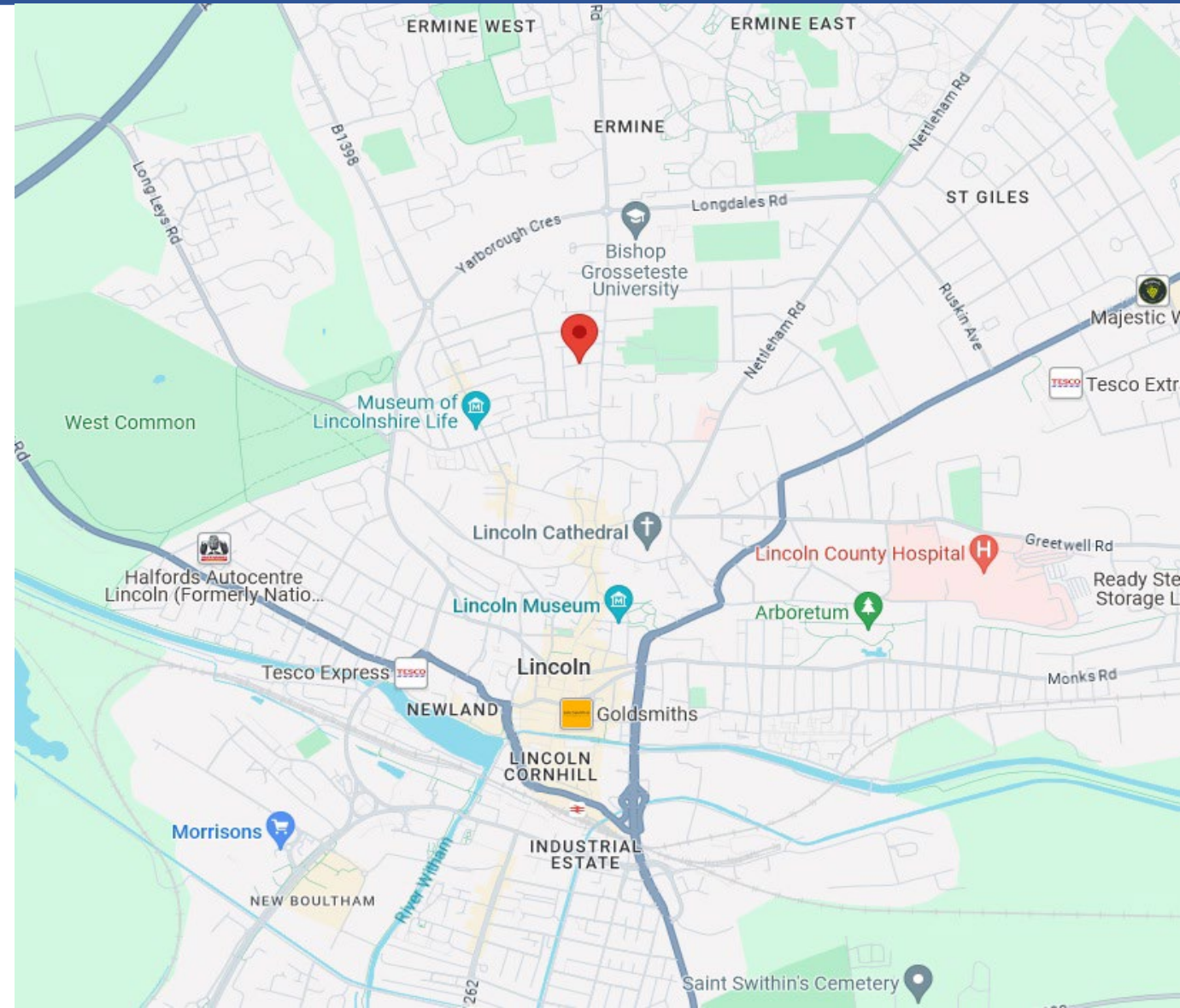


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## Location:

The property is located on Good Lane within a residential area just a 15 minute walk from Lincoln's City Centre, 25 minute walk from the University of Lincoln, a 10 minute walk from Bishop Grosseteste University. The city's train station is located just a 15 minute walk from the property. The station offers regular connections throughout the country, with regular services running to Newark Northgate, Edinburgh and London Kings Cross.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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