

Newcastle-under-Lyme - 15 Kings Terrace, Staffordshire ST4 6EB
Freehold 4-Bed HMO Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



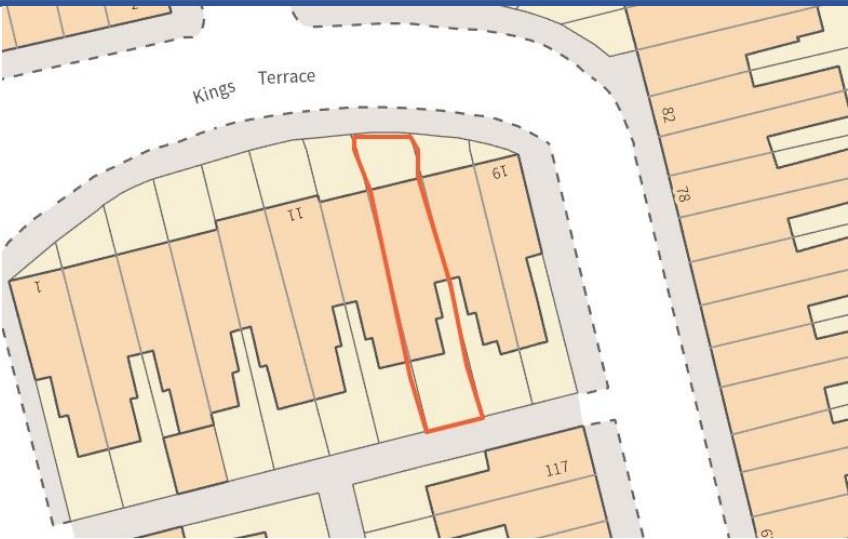
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Investment Consideration:

- Purchase Price: £249,000
- Gross Initial Yield: 10.67%
- Rental Income: £26,580 p.a.
- VAT is NOT applicable to this property
- Comprises mid-terrace 4-bed HMO (all rooms ensuite)
- Newly converted to a very high standard
- Located next to King Street which provides regular bus services to the town centre and towards Stoke-on-Trent via Queensway.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1 - Ensuite (Ground Floor)	Double bed, TV, large wardrobe	Individual	TBC	£6,720	Note 1: AST
Room 2 - Ensuite (Ground Floor)	Double bed, TV, large wardrobe	Individual	3 Months from 24 October 2025	£6,480	Note 1: AST Note 2: Deposit held of £540
Room 3 - Ensuite (First Floor)	Double bed, TV, large wardrobe	Individual	6 Months from 12 April 2025	£6,000	Note 1: AST Note 2: Deposit held of £250
Room 4 - Ensuite (First Floor)	Double bed, TV, large wardrobe	Individual	12 Months from 11 August 2025	£7,380	Note 1: AST Note 2: Deposit held of £615

Total				£26,580	
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Property Description:

Mid-terrace house newly converted to a high standard 4-bed HMO. Ground floor comprises fully fitted kitchen with dining area and two en-suite rooms (1 and 2). First floor comprises communal lounge with smart TV and two en-suite rooms (3 and 4). Each room is fully furnished with double bed, orthopedic mattress, TV, large wardrobe and bathroom. The property also benefits from large communal garden at rear.

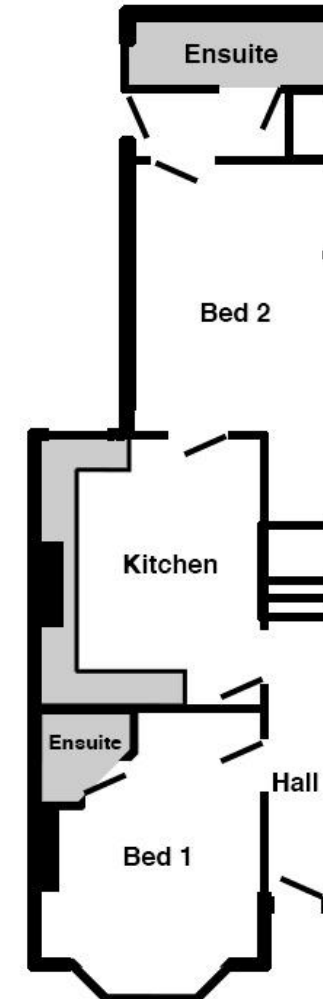
Tenancy:

Room 1 is at present let to on AST to an Individual for a term of TBC at a current rent of £6,720 p.a.

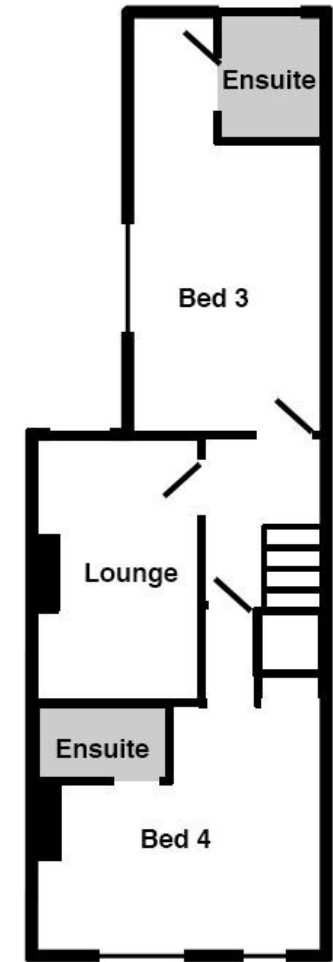
Room 2 is at present let to on AST to an Individual for a term of 3 Months from 24th October 2025 at a current rent of £6,480 p.a. Deposit held of £540.

Room 3 is at present let to on AST to an Individual for a term of 6 Months from 12th April 2025 at a current rent of £6,000 p.a. Deposit held of £250.

Room 4 is at present let to on AST to an Individual for a term of 12 Months from 11th August 2025 at a current rent of £7,380 p.a. Deposit held of £615.



Ground Floor



First Floor

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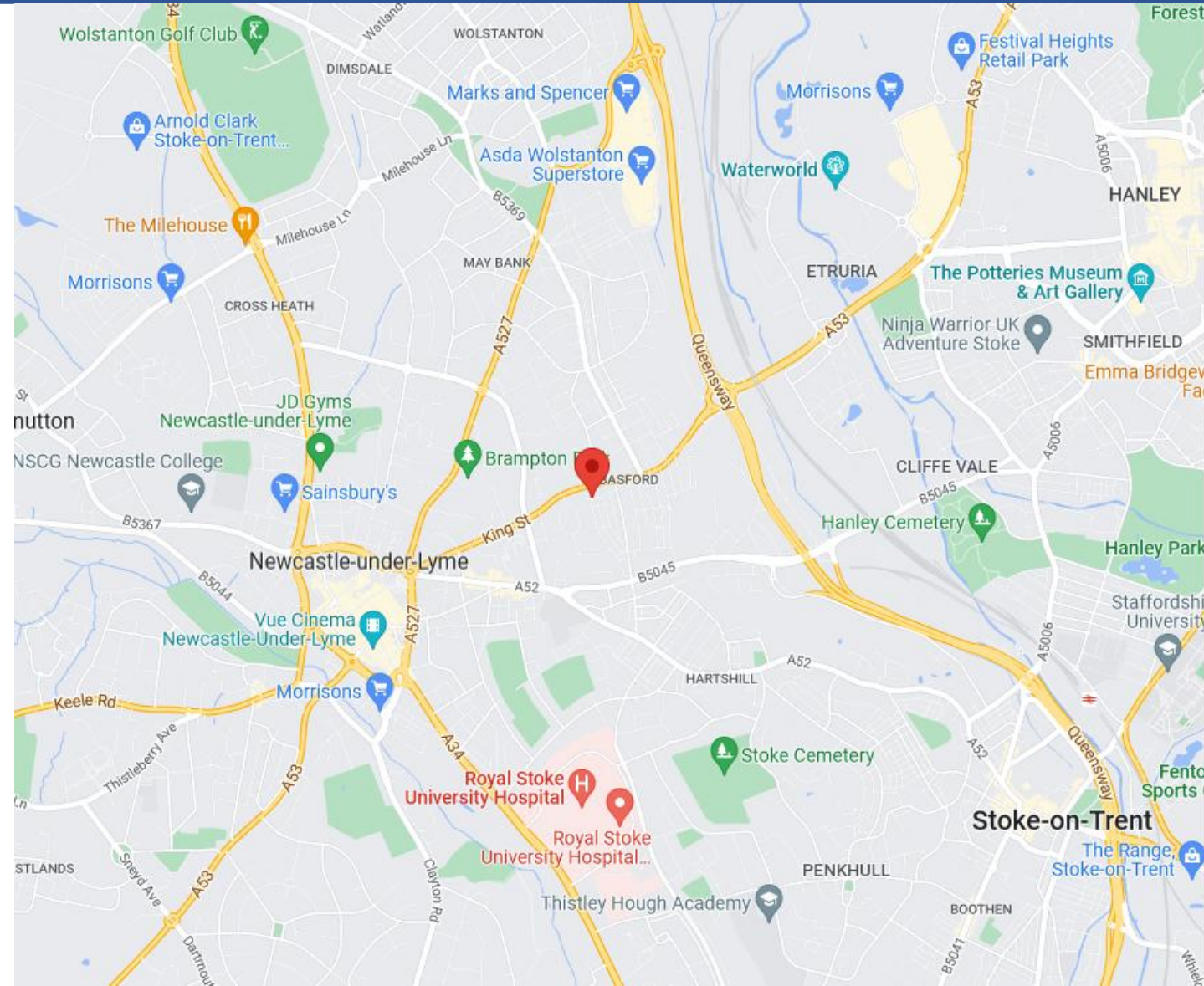
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Location:

Newcastle-under-Lyme is a market town and the administrative centre of the Borough of Newcastle-under-Lyme in Staffordshire, England. The town is served by the M6 motorway to the south and west of Newcastle and by the A500 road to the north and east. There are access points from the M6 at junctions 15 and 16, to the south and north respectively. The A34 trunk road runs through Newcastle from north to south and was the main road between Birmingham and Manchester until the M6 motorway opened. There is a large bus station in the town centre. The property is located next to King Street which provides regular bus services to the town centre and towards Stoke-on-Trent via Queensway.



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Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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