



Hills Court, Ryde, P033 2QY

Guide Price £1,750,000

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Flats 12 | Parking x3 | 1 and 2 bedrooms

Fully Let Residential Investment Block | Gross Yield 5.64% | Prime Island Location

Elliott Lincoln is pleased to bring to market Hills Court, a fully tenanted residential investment comprising 12 self-contained apartments situated in the heart of Ryde's High Street on the Isle of Wight.

This is an attractive opportunity to acquire a fully income-producing asset with strong rental performance, long-term lease security, and minimal management liability.

Property Overview

12 Residential Apartments

11 x One-Bedroom Apartments

1 x Two-Bedroom Apartment

Tenure: Leasehold – 999 years

Tenancies: Fully Let on Assured Shorthold Tenancies

Floors: Two

Gross Monthly Income: £8,225

Gross Annual Income: £98,700

Management Fees: 5.5% (£5,428.50)

Net Operating Income: £93,271.50 per annum

Current Yield (Gross): 5.64%

Location

Hills Court is in the heart of Ryde, one of the Isle of Wight's most desirable and well-connected towns. With the passenger hovercraft and catamaran services nearby, it offers fast and convenient access to Portsmouth and the South Coast. The property is situated in a strong rental catchment area and benefits from proximity to the seafront, shops, cafes, and public transport links.

Further Information

A full tenancy schedule and floor plans are available on request. For more information or to arrange a confidential discussion, please contact Elliott Lincoln.

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Tenure: Leasehold

Property Type: Commercial Property

Bedrooms: 13

Bathrooms: 12

Receptions: 12

- Apartment Block - established income stream from 12 fully let residential units
- Long 999-year lease, long term investment
- Centrally located in Ryde, a key commuter town with fast links to the mainland
- Consistent rental income with room for growth in line with market demand
- Ideal for hands-off investors – low management input and long-term asset stability
- High street location close to amenities, transport, and local employment



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