



Frederick Street | Loughborough | LE11 3BH

Asking price £475,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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**** OUTSTANDING INVESTMENT OPPORTUNITY ** 9% GROSS YIELD ** HMO LICENCE ** LET UNTIL 2026 ****

An extremely rare opportunity to the open market - a superbly presented and recently re-furbished student let property at the heart of Loughborough town centres prime student letting area. Offered to the market for the first time in its successful 20 year letting history, this spacious property has 6 LETTING ROOMS, along with communal lounge and kitchen, 2 bathrooms and GARAGE. We are pleased to invite genuine investors to view the property.

- OUTSTANDING INVESTMENT OPPORTUNITY
- HMO LICENSE
- RECENTLY RE-FURBISHED
- FIXTURES AND FITTINGS INCLUDED
- RARE OPPORTUNITY
- 6 BED STUDENT LET
- LET UNTIL 2025/2026
- GARAGE TO THE REAR
- ASSURED SHORTHOLD TENANCY
- EARLY INSPECTION ADVISED

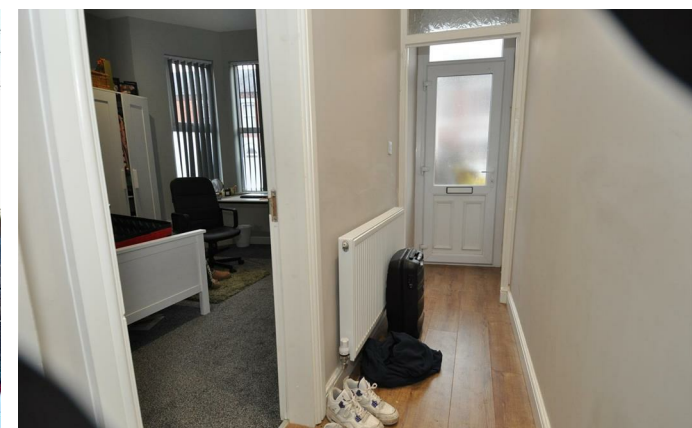
Letting Information

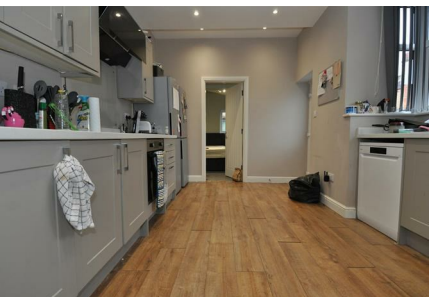
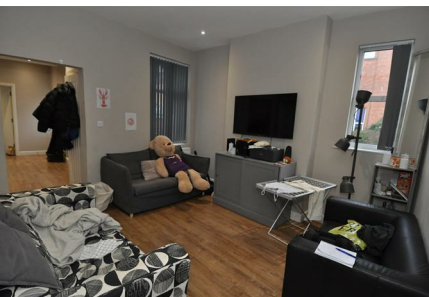
The property has a solid 20 year letting history, and is a premier property within the owners property portfolio. Opportunities of this nature are rare to the market and we advise potential purchasers to secure an offer at the earliest opportunity.

LET 2024/2025 to 6 students at a total annual gross income of £42,744 (inc an allowance towards utilities of £3,120 p.a.)

LET 2025/2026 to 6 students at a total annual gross income of £43,056 (inc an allowance towards utilities of £3,120 p.a.)

The property comes fully furnished with each bedroom having a bed, along with study and bedroom furniture. The communal lounge has living room furniture, whilst the kitchen comes with a range of appliances. The property is double glazed and gas centrally heated. There is a small rear courtyard garden and a single brick built garage. (VALUE OF FIXTURES/FITTINGS/CARPETS/FURNITURE = £15,000)





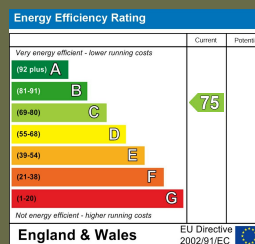
The Area

Situated at the heart of the town centre, within arguably one of the most sought after letting locations for students and landlords alike. The property is set within walking distance only yards away from the town centre, leisure centre, various amenities, whilst the University Campus is only 15 mins walk away.

Extra Information

To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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