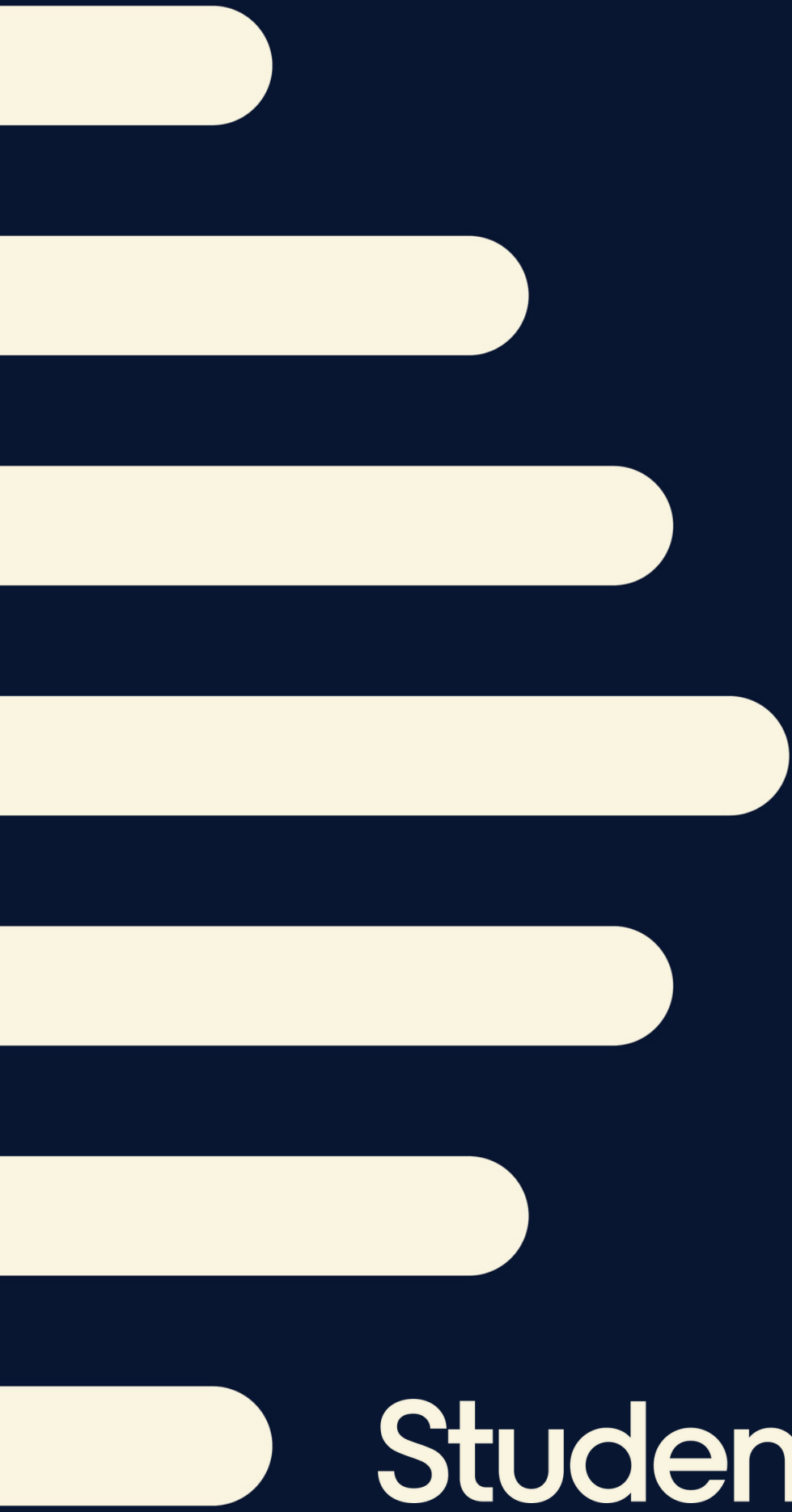




244 Wellington Road South

Stockport
SK2 6NW

Student**h**ive



THE OVERVIEW

StudentHive are pleased to present this detached Freehold 8 Bedroom 8 Bathroom professional HMO located in the ever popular town of Stockport in Greater Manchester, a hot spot for professional tenants.

Currently fully let, the property generates £72,060 per annum in gross rent, producing a gross yield of 10.67% against the asking price. Having only recently been developed in the last 2 year this is a truly turn-key opportunity.

KEY DETAILS



Location: Stockport, Manchester



Asking Price: £675,000



Gross Annual Rent: £72,060



Bedrooms: 8



Bathrooms: 8



Gross Yield 10.67%



Fully Let to Professional Tenants



Turn-Key Investment

THE INVESTMENT PROPERTY

This detached HMO property comprises of 8 Bedrooms and 8 En-Suites (in each room) and is set over 3 floors having been extended both to the rear and in the loft to create a GIA of 187m2.

The property is currently fully let to 8 professional tenants, all on AST Contracts. The property has been fully let since its initial conversion and has always had strong tenant demand.

The property currently generates £72,060 gross annual rental income at an average of £750pcm per room, a strong rent showing the quality of the refurbishment and the demand for large rooms with en-suites in the area.

This generates a 10.67% gross yield in what is a highly desirable area for both tenants and homeowners alike.

BACK TO BRICK REFURBISHMENT

The property was previously a dental practice but had sat vacant for years before the current owners got full planning permission to convert from commercial to an 8 unit House of Multiple Occupancy (planning reference DC/086361), which included a rear extension and loft extension.

The result is a brand new, high-spec HMO that will provide a completely turn-key investment for a new investor who will be able to rest easy in the fact the property has been taken completely back to brick & renewed.

AVERAGE MONTHLY BILLS

PRODUCT	MONTHLY COST
Utilities	£256
Council Tax	£238
Broadband	£27.16
Bins	£60
Management	£280
Total Cost	£861.16

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£675,000
Monthly Rent	£6,005.00
Estimated Monthly Operating Cost*	£861.16
Monthly Net Profit	£5,143.84
Gross Yield	10.67%
Net Yield	9.14%

*We have not included repairs/maintenance into these figures. Management is also an optional cost.

KEY FIGURES

- FREEHOLD DETACHED HMO
- HMO LICENSE & FULL PLANNING PERMISSION IN PLACE
- 8 BED 8 EN-SUITE
- EXCELLENT LOCATION - 20 MINUTE WALK TO STOCKPORT CENTRE
- IMMACULATE CONDITION
- FULLY LET
- TURN-KEY INVESTMENT
- HIGH NET YIELD
- EPC RATING C



Open Plan Lounge



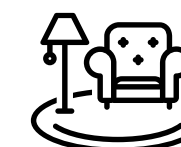
White Goods included



All En-Suite



High-Spec Kitchen Area



Fully Furnished



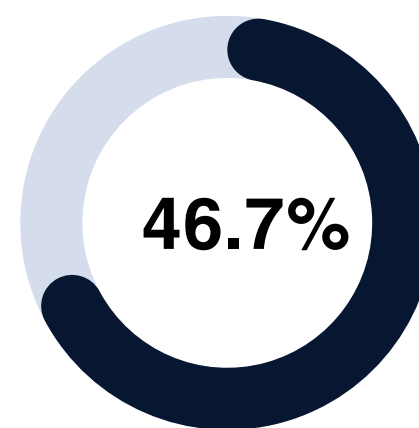
STOCKPORT PROPERTY MARKET HIGHLIGHTS

Located only a 20-minute walk from Stockport town centre, you couldn't get a much stronger location for a professional HMO.

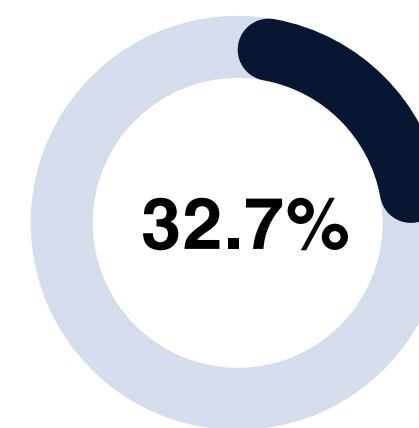
Stockport is one of Greater Manchester's most desirable and fastest-growing areas. Just minutes by train from Manchester city centre and under two hours from London, it also offers easy access to the M60 and Manchester Airport.

The town has seen significant investment and regeneration, with new retail, leisure, and transport projects boosting appeal. Property prices have risen by over 30% in areas like SK2 over the past five years, underlining strong demand and growth potential.

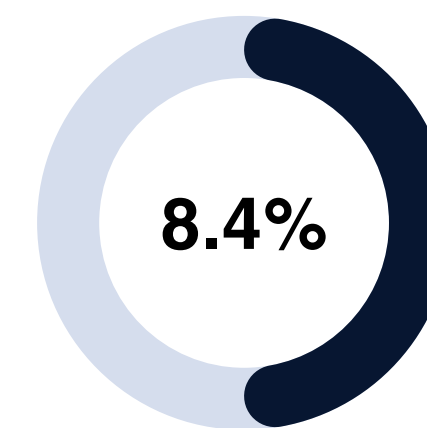
For tenants, Stockport offers modern amenities, excellent connectivity, and a vibrant lifestyle — making 244 Wellington Road South a prime location for HMO living.



Of Stockport Residents hold a degree level qualification or higher



House Price increase in the SK2 postcode in the last 5 years.



The rise in rents in Stockport from June 2024 - June 2025

StudentHive

THE INVESTMENT PROPERTY



244 WELLINGTON ROAD SOUTH

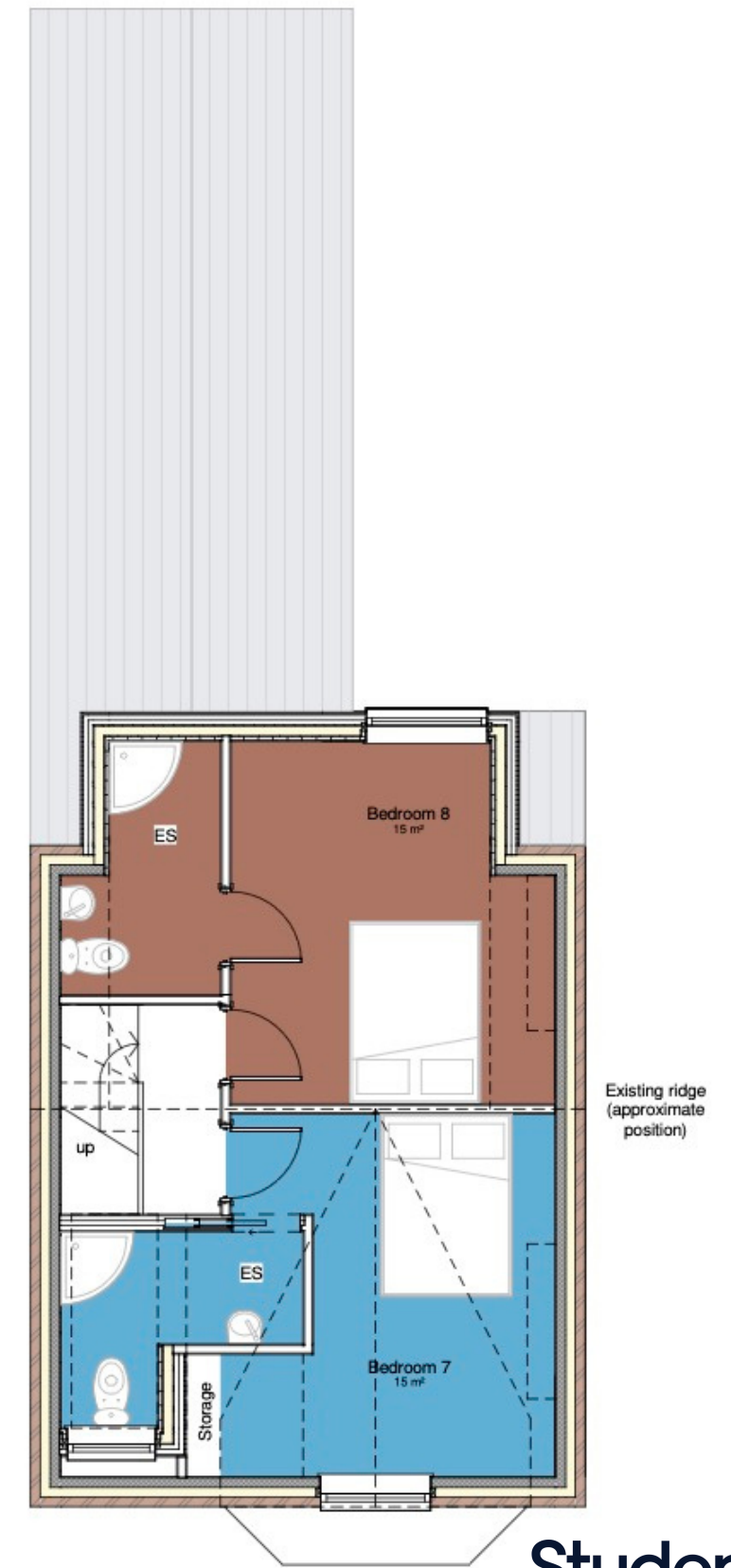
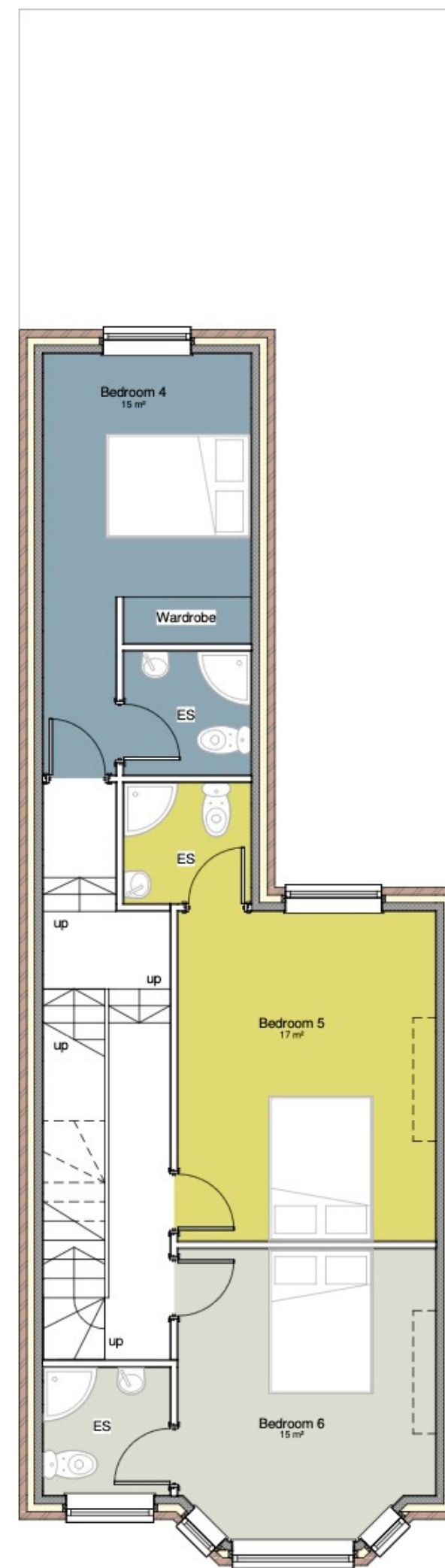
THE PROPERTY



THE PROPERTY







How to Get in Touch

**LET'S TALK
ABOUT YOUR
INVESTMENT!**

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