



 **3**
Bedrooms

 **3**
Bathrooms



INVESTMENT OPPORTUNITY - 3-UNIT HMO - 11.75% GROSS YIELD.
Attention investors - a fully converted and licensed 3-unit HMO located just off Clay Lane, offering strong returns and immediate income.

INVESTMENT OPPORTUNITY – HIGH-YIELD HMO – 11.75% GROSS / 10.03% NET

Attention investors – a ready-made, income-generating **3-unit HMO** located just off Clay Lane, offering strong returns and low ongoing maintenance.

Originally a two-bedroom terraced home, the property has been converted into **three self-contained studio units** and benefits from a **valid HMO licence**, making it a straightforward addition to any portfolio.

Income Overview

- Ground Floor Studio: £566 pcm (tenanted)
- First Floor Front Studio: £525 pcm (vacant – ready to let)
- First Floor Rear Studio: £525 pcm (tenanted since 2022)

Total Potential Income:

£1,616 pcm / £19,392 per annum

Rents are inclusive of utilities. Tenants pay their own council tax.

Returns

- Gross Yield: 11.75%
- Net Yield: 10.03%

Running Costs (Annual)

- Water (unmetered): £531.75
- Electricity (estimated): £2,040
- Internet: £264

Total Costs: £2,835.75 per annum

No gas supply – no gas safety certification, no boiler, and reduced maintenance liabilities.

Accommodation

- Three self-contained studio units
- Ground floor unit with private garden access
- Two first-floor studios with ensuite shower rooms
- Communal entrance hallway and shared kitchen

Includes a modern **Dimplex Quantum High Heat Retention Storage Heater** system for efficient electric heating downstairs.

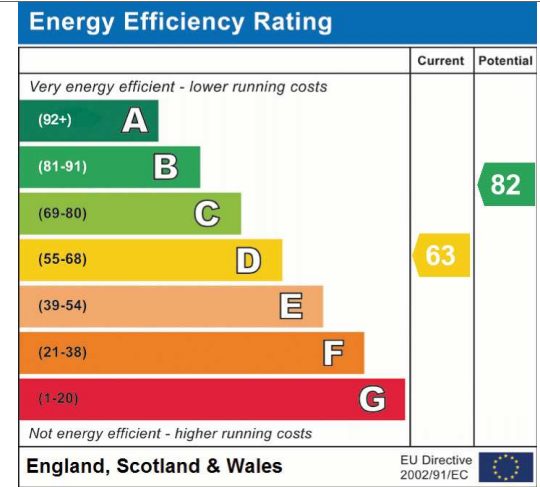
Key Information

- EPC Rating: D

- Council Tax Band: A
- Internal Area: 67 sqm / 721 sq ft

Seller's Position

Sale due to landlord retirement.



Address: Richmond Street, Stoke, Coventry, CV2 4HZ

