



## 84-86 Paragon Street Hull

**£1,700,000**  
Leasehold

- Prime City Centre Investment
- 19 Self-Contained Flats
- Yield 8.10%
- Leasehold
- Gross Income: £145,800 p.a. (bills inclusive)
- EPC rating C (across all the flats)



Prime City Centre Investment – 19 Self-Contained Flats

Gross Income: £145,800 p.a. (bills inclusive)

Yield 8.1%

Leasehold

A rare opportunity to acquire a striking period property comprising 19 fully self-contained residential flats in the centre of Hull. Formerly a cinema, this attractive mid-terrace building has been converted across three upper floors to provide 14 studio apartments and 5 one-bedroom flats, fully let on inclusive rents and generating a strong gross annual income of £145,800. Located just south of the main retail core and moments from St Stephen's Shopping Centre and Hull Paragon Interchange, the property is ideally placed for both professional and student tenants. The ground floor retail unit (Heron Foods) is excluded from the sale and forms part of a separate title.

Investment Highlights:

Potential to increase the annual rent to be £157,000 (Yield 8.72%)

19 self-contained apartments (14 studios, 5 one-beds)

Well-maintained four-storey building in excellent central location

Planning permission previously granted for conversion

Measurements and layout in accordance with RICS Code of Measuring Practice

Floor plans and photographs available for marketing use

Freehold / Long Leasehold (peppercorn ground rent – to be confirmed)

Location:

Hull is the fourth-largest city in Yorkshire and the Humber, with a population of over 260,000. It sits approximately 50 miles east of Leeds, 35 miles south-east of York, and 55 miles north-east of Sheffield, making it strategically located and highly accessible.

Accommodation Summary (GIA):

Studios: approx. 16.5 – 41 sqm

1-Bed Flats: approx. 39.7 – 58 sqm

Full floor plans, images, and annotated valuation documents available on request.

A strong-yielding residential block in the heart of a thriving northern city – ideal for investors seeking long-term rental income with minimal voids.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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