



Lisson Grove, Plymouth, PL4 7DN

Guide Price £290,000

 5  5

Guide Price £290-0000 - £300,000

An established HMO investment offering five bedrooms, comprising four en-suite rooms and one bedroom with access to a separate shower room, set within a substantial period property arranged over three floors. The property is currently generating £36,240 per annum, equating to a gross yield of approximately 12.50% at £290,000 and 12.08% at £300,000. With estimated running costs of circa £4,900 per annum, this provides a net income of around £31,300, reflecting a net yield of approximately 10.79%–10.43%. There remains clear scope to increase returns further to circa 12.5%+ gross through modest rental re-gearing, making this a strong, turnkey investment combining character, generous accommodation and reliable income performance

Floor Area

1629 sq. ft.

Tenure

Not given

Service Charge

£0 per annum

Ground Rent

£0 per annum

- Generating £36,240 per annum 12.50% - 12.08% gross yield
- Strong monthly income of £3,020 pcm £36,240 per annum gross rental income
- Large communal kitchen/diner and lounge
- Individual Assured Shorthold Tenancies
- 1629 sqft
- Key Features Fully licensed 5-bedroom HMO Licence valid until 21 December 2028
- Five Bedrooms - Four en-suite bedrooms and one bedroom with access to a separate shower room
- Substantial period property arranged over three floors
- Utility room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

