



**57 Paragon Street
Kingston Upon Hull**

**£5,950,000
Freehold**



An exceptional investment opportunity in the heart of Kingston upon Hull. This substantial portfolio comprises 9 houses, 48 self-contained flats, and one retail unit currently let as a hot food takeaway. All located in a strong central position close to amenities, transport links, and the city's thriving student and professional rental markets.

The portfolio produces a gross rental income of £494,000 per annum, with established tenancies in place providing reliable income from day one. The mix of units offers both scale and diversity, combining residential and commercial lettings in one secure investment.

With Hull continuing to see growth in demand for quality rental accommodation, this portfolio represents a rare chance to acquire a proven income-generating asset in a prime location, offering an attractive 8% return on investment yield.



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

Tulip Hull
105-107 Cottingham Road
Hull
HU5 2DH

01482 346366
contact@tulipg.co.uk



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