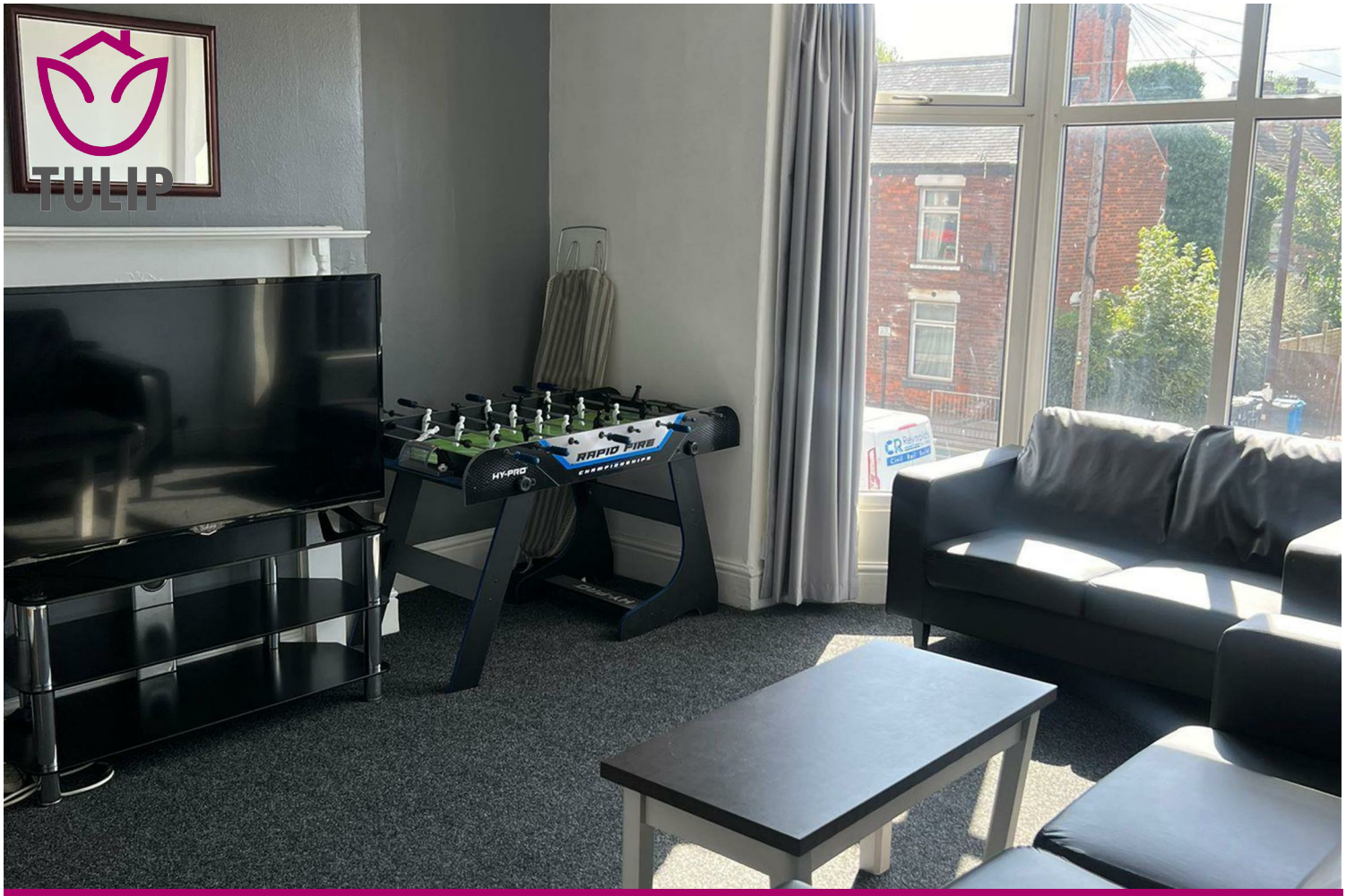


568 Beverley Road
Hull

£250,000

Freehold

- Buy to Let
- 4 bedroom
- Potential Rental income
- Popular location close to Hull University
- Investment Opportunity
- Student Accommodation
- Potential Yield





Price: £250,000

Vacant 4-Bedroom HMO and Ground Floor Shop Let at £800 pcm

This excellent investment opportunity combines a ground-floor commercial unit with a spacious 4-bedroom HMO on the first floor. Located just a 2-minute walk from the University of Hull, this property sits in a prime student area with plenty of local amenities, including shops, cafes, and transport links. The shop on the ground floor is already let at £800 per month, and the HMO offers strong rental potential for student tenants, with all bedrooms fully furnished.

Key Features:

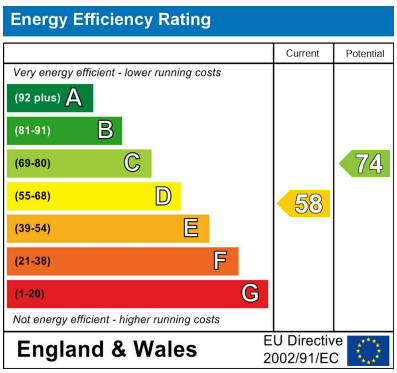
4 Fully Furnished Bedrooms (First Floor) – Ideal for student tenants, ready for immediate letting
Spacious Lounge – Perfect for communal living and socializing
Ground Floor Commercial Unit – Shop currently let at £800 pcm, providing immediate rental income
Prime Location – Just a 2-minute walk to the University of Hull and surrounded by amenities
Rental Potential:

Potential Rent for HMO: £95 per week per room
Potential Annual Income from HMO: £18,240 based on a 48-week contract
Current Income from Shop: £9,600 per year
Total Potential Annual Income: £27,840

Yield Potential:

With a sale price of £250,000, the property offers a potential yield of 11.14%, making it a highly attractive investment opportunity in a thriving student and commercial area.





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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