Francis Stuart
HMOs • Lettings • Investments







## Lisson Grove, Plymouth, PL4 7DL

Guide Price £250,000

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A substantial six-bedroom licensed HMO investment opportunity offering approximately 2,123 sq ft of accommodation, a separate communal lounge and spacious kitchen/diner. Generating a potential annual rental income of £39,000 at full occupancy, representing an attractive gross yield of 15% at the upper guide price of £260,000, with further scope for refurbishment and improvement.

**Floor Area**
2123 sq. ft.

**Tenure**
Freehold

**Service Charge**
£0 per annum

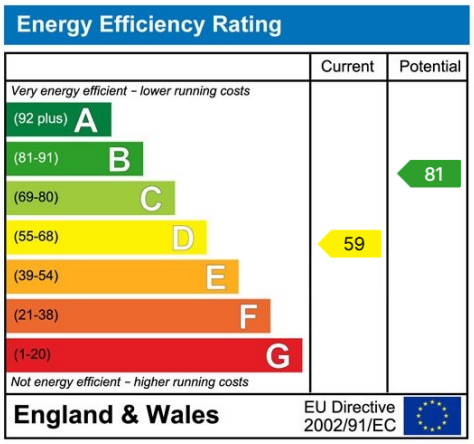
**Ground Rent**
£0 per annum

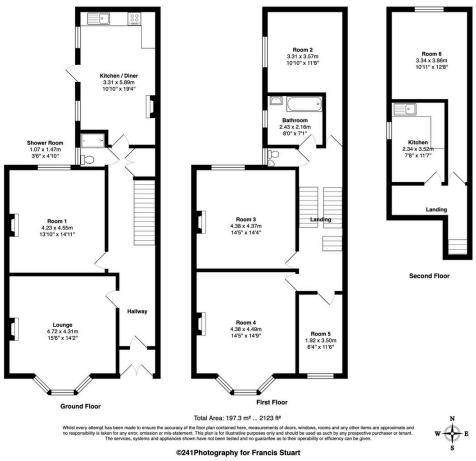
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- Six-Bedroom HMO Investment Property
- Potential Annual Rental Income £37,200
- Gross Yield: 15% at £260,000
- Substantial Accommodation – Approx. 2,123 Sq Ft
- Separate Communal Lounge
- Kitchen / Dining Area
- Currently Licensed for Six Occupants
- Scope for Refurbishment and Improvement






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