



Francis Stuart

HMOs • Lettings • Investments

North Road East, Plymouth, PL4 6AN

Offers Over £325,000

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North Road East is an impressive seven-bedroom licensed HMO with a Certificate of Existing Lawful Use.

Currently let on 50-week academic contracts, the property generates a gross annual income of £39,750. After annual running costs of £4,888, this equates to a net income of £34,862, making it a smooth-running and profitable investment.

Based on the current gross income of £39,750 per annum, this represents an approximate gross yield of 11.69%–12.23%, with net yields of 10.25%–10.73% after running costs, depending on the agreed sale price.

The seller has advised that the potential gross rent for the next academic year (2026–2027) is expected to increase to approximately £41,750 when fully let on a 50-week contract.

For comparison, the equivalent gross rental income on a full 12-month tenancy model would be approximately £43,420 per annum. Based on this comparison, the property would represent an approximate gross yield of 12.77%–13.36%, subject to the agreed sale price.

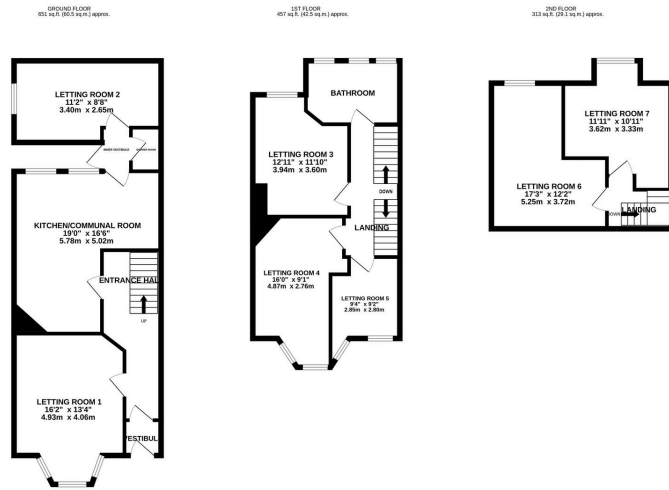
This demonstrates the strength of the property's income profile when compared with many traditional HMOs currently available on the market.

The property is currently let on 50-week academic contracts, which is standard within the student letting market and allows a short period between tenancies for cleaning, maintenance, and preparation for the next academic year.

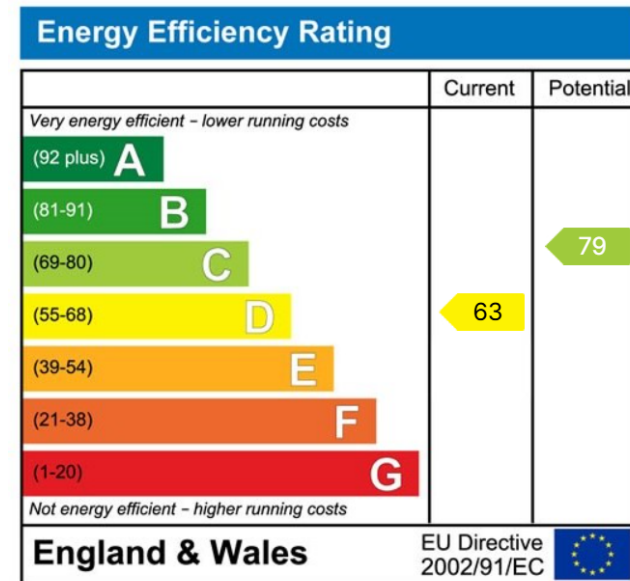
Following the proposed Renters Reform Bill, tenancy structures within the student market may evolve over time, and investors should therefore consider the property's potential income both on the current 50-week academic model and the 12-month equivalent comparison basis.

The property has been carefully maintained by the current landlords, who take real pride in keeping it well presented and comfortable for





- Licensed Seven bedroom HMO on doorstep of the University and Train Station
- Gross annual income: £39,750 Net annual income: £34,862 (after running costs)
- 50 Weeks, well-maintained property by long-term landlords
- Low-maintenance rear courtyard
- Certificate of Existing Lawful Use
- Rental income on a full 12-month tenancy model would be approximately £43,420 per month
- Showers, well-maintained property by long-term landlords
- Low-maintenance rear courtyard
- On street permit parking available and W/P application to PCC



40 Mannamead Road, Mutley, Plymouth, PL4 7AF