FOR SALE

£1,125,000 Offers in region of
613 - 1,182 Sq Ft

HMO STUDENT ACCOMMODATION - VARIOUS LANCASTER CITY CENTRE LOCATIONS

- Annual Income of £121,344
- Potential yield of 10.79%
- 7 individual properties
- Qualifies for commercial Stamp Duty rates
- Portfolio restructure could achieve over 13% yield

FISHER WRATHALL COMMERCIAL

PROSPECT STREET, LANCASTER, LANCASHIRE, LA1 3BJ

Location
The portfolio comprises properties located throughout Lancaster city centre, one of the North West's most established student markets and home to both Lancaster University and the University of Cumbria. Together, these institutions attract thousands of students from across the UK and around the world each academic year, creating sustained demand for quality student accommodation.

The properties are situated on Aberdeen Road, Adelphi Street, Prospect Street, and Ridge Street, all well-established student locations surrounded by similar HMO accommodation and popular with both undergraduate and postgraduate tenants. Each property benefits from excellent public transport links, with regular bus services providing convenient access to both university campuses.

In addition, all properties are within easy reach of Lancaster's city centre, offering students convenient access to shops, supermarkets, cafés, bars, restaurants, and leisure facilities. This combination of prime locations, strong transport connections, and proximity to key amenities underpins the portfolio's consistent letting performance and long-term investment appeal.

Description
An exceptional opportunity to acquire a portfolio of seven HMO student properties, providing an established and income-producing investment package within the popular Lancaster student rental market. The portfolio comprises well-established student accommodation located across a variety of sought-after areas around Lancaster city centre, offering both geographical diversity and a strong letting history.

Six of the seven properties are currently let through to the end of the 2027 academic year, with the remaining property temporarily vacant while improvement works are completed, including the installation of a new kitchen. This property has already generated strong levels of interest from prospective tenants and is expected to offer further rental potential once the works have been finalised.

When fully occupied, the portfolio generates a combined annual rental income of approximately £121,344, offering investors an attractive opportunity to acquire a ready-made student accommodation portfolio with an established track record. Whether looking to expand an existing portfolio or enter the student investment market, this represents a rare opportunity to secure multiple quality HMO assets within one of the UK's recognised student locations. The properties are let and managed by Mighty Student Living based in Lancaster city centre.

Services
Mains water, electric and gas all connected. For some properties, tenants are responsible for utility bills, while others have utilities included within the rent. Please enquire for further information.

EPC
88 Aberdeen Road - EPC Rating D
90 Aberdeen Road - EPC Rating D
1 Adelphi Street - EPC Rating D
18 Prospect Street - EPC Rating D
36 Prospect Street - EPC Rating D
68 Prospect Street - EPC Rating D
30 Ridge Street - EPC Rating E

VAT
All prices quoted are exclusive of VAT, but may be liable. This transaction is not subject to VAT.

The Opportunity
88 Aberdeen Road - £129.00 per week | £18,576.00 annual income (48 weeks)
90 Aberdeen Road - £133.00 per week | £19,152.00 annual income (48 weeks)
1 Adelphi Street - £118.00 per week | £11,328.00 annual income (48 weeks)
18 Prospect Street - £133.00 per week | £31,920.00 annual income (48 weeks)
36 Prospect Street - £118.00 per week | £11,328.00 annual income (48 weeks)
68 Prospect Street - £118.00 per week | £11,328.00 annual income (48 weeks)
30 Ridge Street - £123.00 per week | £17,712.00 annual income (48 weeks)

The portfolio has potential to generate income of approximately £121,344 for 2026-2027 accidemic year (6 out of 7 currently have agreements in place for 2026/2027 academic year) providing an established income stream within Lancaster's strong student accommodation market.

Based on the current income levels, the portfolio produces an attractive gross yield of approximately 10.79%, highlighting the strength of the investment opportunity. There is also potential for an investor to further improve returns through a strategic restructuring of the portfolio, including the option to sell selected smaller properties individually to residential purchasers.

Based on current market conditions, retaining the stronger income-producing assets could provide an opportunity to achieve a potential yield of approximately 13.34% from the remaining properties.

Extra Information
Purchasing the portfolio as a single transaction may offer a Stamp Duty Land Tax (SDLT) advantage when compared with acquiring the properties individually. As the portfolio comprises seven residential dwellings, the transaction may qualify for the six-or-more dwellings treatment, resulting in SDLT being calculated at non-residential rates. Based on our estimates of individual property values we estimate a stamp duty saving of circa £35,000 as compared to buying these properties individually (purchaser should obtain their own tax advice).

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.
Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk

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07570 868663
tom@fwcommercial.co.uk

PROSPECT STREET, LANCASTER, LANCASHIRE, LA1 3BJ

Accommodation

	Sq Ft	Sq M
18 Prospect Street	1,182	109.81
36 Prospect Street	720	66.89
68 Prospect Street	709	65.87
88 Aberdeen Road	681	63.26
90 Aberdeen Road	707	65.68
1 Adelphi Street	613	56.95
30 Ridge Street	730	67.82
TOTAL	**1,182**	**109.81**

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Fisher Wrathall Commercial has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Fisher Wrathall Commercial have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.