

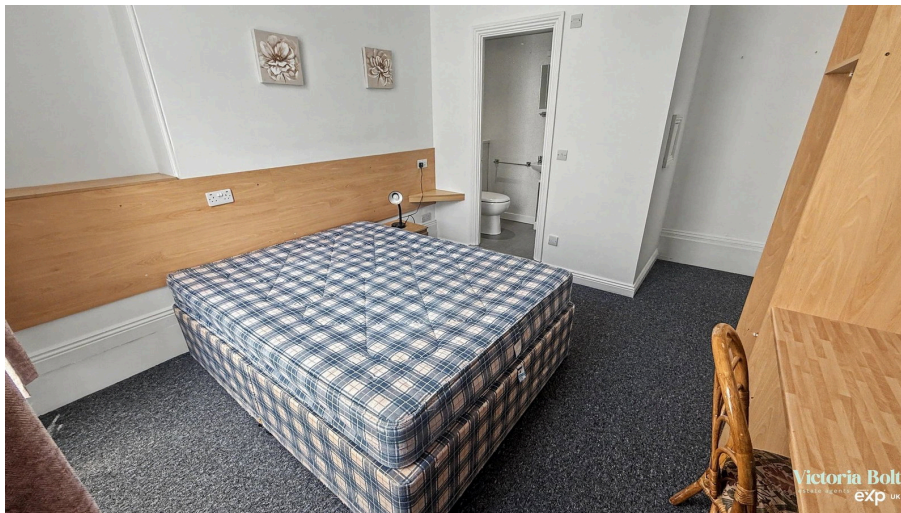


Victoria Bolt
estate agents POWERED BY **exp** UK

Citadel Road, Plymouth

Guide Price £850,000

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- Fully licensed 12-bedroom House in Multiple Occupancy
- Shared kitchen facilities
- Projected monthly rental income: £7,465–£7,755 pcm
- Excellent investment opportunity with strong long-term rental demand
- Projected gross yield of approximately 10.5%–11.0% (before maintenance, voids and management)
- 12 bathrooms
- Projected gross annual rental income: £89,580–£93,060 (subject to completion of the planning and listed building consent)
- Walking distance to the Plymouth city centre, the Plymouth Hoe and the Barbican
- The property is vacant and ready for tenants to move in
- Planning permission and listed building consent were both granted on 24 March 2026 for the change of use from a hotel to a 12-bed HMO.



A rare opportunity to acquire a substantial Victorian townhouse already configured as a 13-bedroom House in Multiple Occupation (HMO), ideally located in the heart of Plymouth. Offered to the market with vacant possession, the property provides an excellent opportunity for investors to complete any remaining works before bringing it back into full occupation.

Arranged over several floors, the property offers 13 letting rooms, 12 bathrooms and shared kitchen facilities, making it well suited to the growing demand for shared accommodation. An independent rental appraisal has projected a potential gross rental income of between £89,580 and £93,060 per annum (approximately £7,465 to £7,755 per calendar month), subject to completion of the remaining works, full occupancy and prevailing market conditions. Based on the asking price, this equates to a projected gross yield of approximately 10.5% to 11.0%.

