





FOR SALE - SIX PROPERTY STUDENT HMO PORTFOLIO, LANCASTER

- Impressive 10.6% Gross Rental Yield
- £174,746 Combined Annual Rental Income
- 28 Income Producing Student Bedrooms
- Prime, High Demand Lancaster Student Locations
- Fully HMO Licensed & Compliant Properties
- Website & Domain by Separate Negotiation
- Fully Let for the 2026/27 Academic Year
- All Six Properties LUHomes Certified

FISHER WRATHALL COMMERCIAL

STUDENT HMO PORTFOLIO, 6 INDIVIDUAL PROPERTIES, LANCASTER, LANCASHIRE, LA1 4TL

Location

The portfolio is situated across popular and established student residential areas of Lancaster, including Kirkes Road, Kensington Road, Brunton Road and Hubert Place, all conveniently positioned for access to Lancaster City Centre, local amenities and regular bus services connecting to Lancaster University.

Lancaster is a thriving university city with a wider district population of approximately 145,000, home to both Lancaster University and the University of Cumbria. Lancaster University has over 16,000 students and holds a top 10 UK ranking in the Complete University Guide 2027, with continued investment in its campus, facilities and student experience.

The city offers excellent transport connections, including direct rail services to major UK cities and convenient access to the M6 motorway. With two established universities, ongoing investment in higher education and a vibrant city centre, Lancaster remains an attractive destination for students and property investors alike, supporting strong rental demand and long term investment appeal.

Description

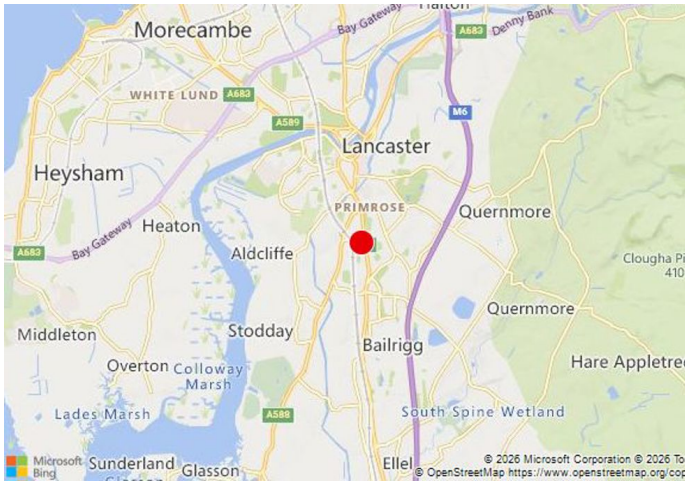
A rare opportunity to acquire a strong performing and established student HMO investment portfolio comprising six properties and 28 student bedrooms in very popular student letting locations close to Lancaster City Centre. The portfolio offers an impressive gross rental yield of 10.59%, generating a combined gross annual rental income of £174,746.

All six properties have an excellent letting history and are fully let for the 2026/27 academic year.

These properties are located in prime student locations with no compromises. All are within a short walk of the City Centre which is one of the key criteria students desire. The portfolio offers a very attractive investment with strong long term letting appeal.

All six properties hold HMO licences, are reported to be compliant with relevant health and safety regulations and are certified by LUHomes, offering investors an established and fully occupied student rental portfolio.

An associated website and domain name are also available by separate negotiation.















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Accommodation

Property 1 - Hubert Place, Lancaster - 5 Bedrooms
A fully furnished student HMO comprising five double or three quarter bedrooms, two bathrooms, a spacious communal lounge and dining area. Includes a dishwasher, washing machine, dryer, large lounge television and secure rear yard with BBQ area, picnic bench and free on street parking.

Gross annual rental income of £32,195, based on 47 weeks at £137 per person per week.

Property 2 - Kirkes Road, Lancaster - 5 Bedrooms
A fully furnished student HMO comprising five double or three quarter bedrooms, with vanity units to selected rooms, a bathroom, separate toilet and shower room. Includes a communal lounge, dining area, basement utility, dishwasher, laundry facilities, rear patio, bicycle storage and free on street parking.

Gross annual rental income of £31,020, based on 47 weeks at £132 per person per week.

Property 3 - Kirkes Road, Lancaster - 5 Bedrooms
A fully furnished student HMO comprising five double or three quarter bedrooms with vanity units, two toilets and two shower rooms. Includes a communal lounge, dining area, basement utility, dishwasher, laundry facilities, secure rear yard, patio and free on street parking.

Gross annual rental income of £31,020, based on 47 weeks at £132 per person per week.

Property 4 - Kensington Road, Lancaster - 5 Bedrooms
A fully furnished student HMO comprising four double or three quarter bedrooms and one single, a bathroom, separate shower and additional toilet. Includes a spacious communal lounge, dining area, dishwasher, laundry facilities, large rear yard, veranda and free on street parking.

Gross annual rental income of £30,691, based on 47 weeks.

Property 5 - Brunton Road, Lancaster - 4 Bedrooms
A fully furnished student HMO comprising four double or three quarter bedrooms with vanity units, two shower rooms and separate toilet. Includes a communal lounge with large television, dining area, laundry facilities, rear yard and free on street parking.

Gross annual rental income of £25,004, based on 47 weeks at £133 per person per week.

Property 6 - Kensington Road, Lancaster - 4 Bedrooms
A fully furnished student HMO comprising four double or three quarter bedrooms with vanity units, two shower rooms and separate toilet. Includes a communal lounge, dining area, laundry facilities, rear garden, patio and free on street parking.

Gross annual rental income of £24,816, based on 47 weeks at £132 per person per week.

Portfolio Summary
Portfolio - 28 Bedrooms
Producing £174,746 gross annual rental income. A realistic indicative net operating yield of 8% is considered achievable, offering an excellent return alongside anticipated rental growth potential for 2027/28.

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Services
Student tenancies include all utility costs with gas and electric having a fair usage cap of £13 per student per week.

EPC
Kirkes Road, Lancaster - C
Kirkes Road, Lancaster - C
Kensignton Road, Lancaster - C
Kensignton Road, Lancaster - C
Brunton Road, Lancaster - C
Hubert Place, Lancaster - C

Use Class
Houses in Multiple Occupation - Use class C4

Tenure
All properties on a freehold title.

Lease Terms
Each property is let to students for the 2026/27 academic year on Assured Periodic Tenancies.

VAT
This transaction is VAT exempt.

Legal Costs
Each party responsible for their own legal costs.

Stamp Duty Land Tax Advantage
The acquisition of six or more residential properties in a single transaction may qualify for non-residential Stamp Duty Land Tax treatment, offering potential savings compared with standard residential rates. This provides an additional financial advantage for investors purchasing the portfolio as a whole, subject to legal confirmation.

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



Patrick Charnley
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