



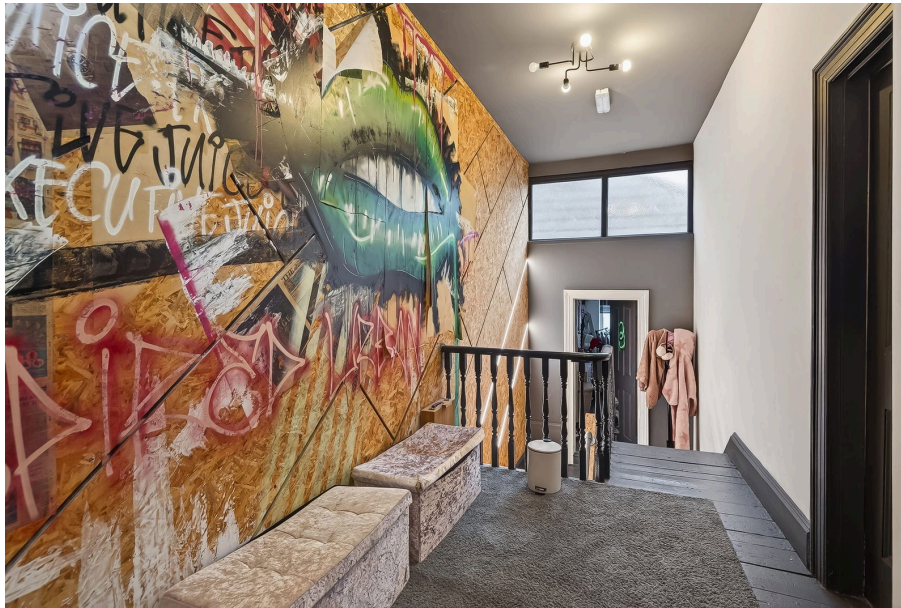
Francis Stuart

HMOs • Lettings • Investments

Lisson Grove, Plymouth, PL4 7DN

Guide Price £300,000

5 5 1



Guide Price £300,000 - £325,000

Francis Stuart welcome to the market, Lisson Grove a fully licensed five-bedroom HMO investment producing £34,920 per annum, representing a gross yield of 11.64% at £300,000.

This investment stands out from the crowd with its modern urban warehouse aesthetic, featuring graffiti-style artwork, industrial finishes, and contemporary security features, creating strong appeal to both professional sharers and students seeking something beyond a standard HMO.

The communal accommodation is centred around a design-led kitchen and dining space, featuring a statement breakfast bar with industrial-style stools, creating a relaxed social hub ideal for dining, working, or socialising. A neon feature wall, contrasting dark tones, and modern pendant lighting add a boutique feel, while the fully fitted kitchen provides ample storage and preparation space, finished with clean units and contemporary, low-maintenance flooring.

Arranged over two floors, the accommodation comprises five double bedrooms, all with private ensuites, ensuring consistent demand and stable occupancy. Each bedroom benefits from individual coded door access, offering enhanced privacy for tenants and a practical, low-management solution for landlords and letting agents.

The property is sold with an HMO licence valid until September 2028, with all statutory safety documentation in place, making it a turnkey, income-producing investment from day one.

HMO Compliance Summary Lisson Grove

HMO Licence:

Valid until September 2028

EICR (Electrical Safety):

Valid 5 years – expires February 2026

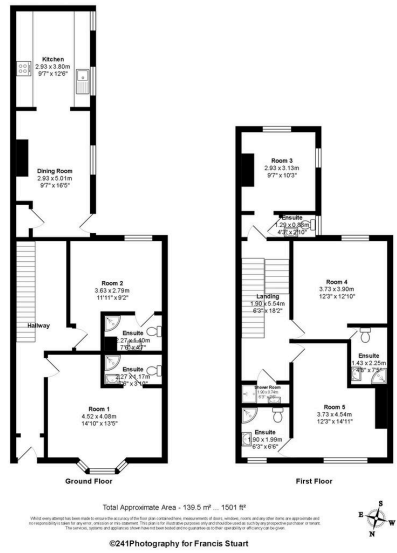
FRA (Fire Risk Assessment):

No fixed expiry – annual review recommended (best practice)

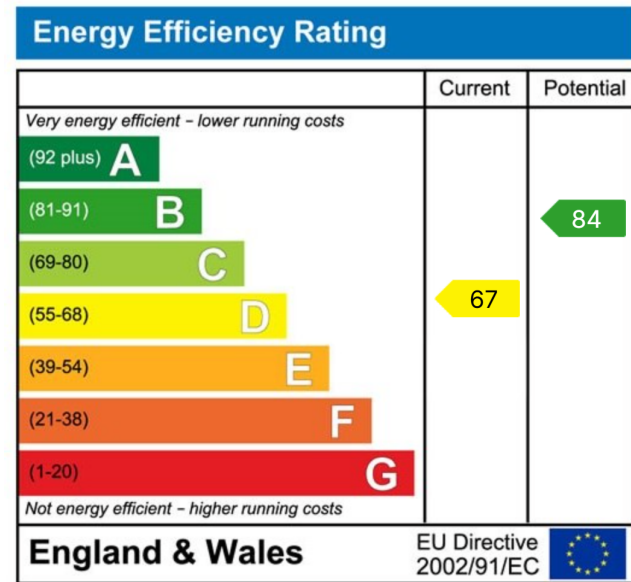
GSR (Gas Safety Record):

Valid 12 months – next due July 2026





- Fully licensed five-bedroom HMO investment producing £34,920 per annum, £649caff (£300,000)
- Urban Warehouse design of Bold & Co. industrial textures & finishes
- individual coded bedroom doors
- Short walk to the University
- Strong professional & student
- Five double bedrooms all ensuite
- HMO licence valid until September 2028 5 person
- Room rents range from £550–£600 pcm
- Strong professional & student demand



40 Mannamead Road, Mutley, Plymouth, PL4 7AF