St. Georges Road, Cheltenham, GL50 3EQ

£1,500,000

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Substantial Freehold Investment – Twelve Individually Let Rooms – Fully Let, Producing £110,520 Per Annum

Known as Dorrin Court, 131 St Georges Road occupies a substantial period building dating from before 1900, set within its own grounds and extending to approximately 4,488 sq ft (417 sq m). The building has a long history of multiple occupation, having been used for shared and multi-let accommodation for several decades, and today provides twelve well-proportioned rooms, each let on its own individual tenancy agreement. This structure spreads risk across a broad tenant base rather than a single household, helping to reduce the impact of any individual void and giving an incoming owner a genuinely diversified income stream from day one.

Presentation and compliance have both been attended to: the property benefits from a recently improved Energy Performance Certificate rating of D, valid until April 2032.

- Investment Opportunity
- 12 Bedrooms
- Detached Period House
- Two Kitchens and a Kitchenette
- Four Bathrooms
- Circa 7.4% Yield

Location is, without question, one of this property's greatest strengths. St Georges Road sits right in the heart of Cheltenham, within a few minutes' walk of Imperial Square, the Promenade and the town's principal shopping, dining and entertainment streets, and within approximately a mile of Cheltenham Spa railway station. This level of walkability to everything the town centre has to offer is a significant driver of tenant demand for individually let rooms, keeping voids low and turnover of interest high whenever a room does become available. The surrounding area also benefits from excellent transport connections beyond rail, with the M5 within a couple of miles and regular bus services passing close to the property, making it equally convenient for tenants working locally or commuting further afield.

This is a genuinely turnkey investment: fully let, income-producing from day one, and requiring no immediate management handover work, with clear scope for an incoming owner to review rents further as tenancies turn over. Opportunities to acquire an entire multi-let freehold in this location, at this level of income, are limited and tend to move quickly once genuinely available to the market. Cheltenham continues to be one of the strongest rental markets in Gloucestershire, underpinned by consistent demand from professionals, students and the town's established commuter base, and a location as central as St Georges Road will always command a premium with tenants who want to be close to everything the town has to offer.

The current rent roll already reflects strong, established income, individual room rents can typically be reviewed upward as tenancies renew, and there may be scope to enhance presentation within individual rooms to support future rental growth, subject to the usual planning and licensing considerations. For investors already holding single-let or smaller multi-let assets in the area, this represents an efficient way to add scale, income diversity and management efficiency to a portfolio without the time and cost of acquiring twelve separate properties individually.

For full details of the current rent roll, tenancy schedule, EPC and title information, request the investment pack today, or contact us to arrange a confidential discussion or viewing.

Floor Area: 4489 sq. ft. | Tenure: Freehold | Service Charge: £ per annum | Ground Rent: £0 per annum