

Carlisle - 2 Lismore Street, Cumbria CA1 2AH
Freehold 6-Bedroom HMO Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £425,000
- Vacant possession
- ERV: £52,200 p.a. GIY: 12.28%
- VAT is NOT applicable to this property
- SPV can be purchased to minimize stamp duty
- Comprises three-storey HMO including 6 double bedrooms (all en-suite). Two of the bedroom are studio size
- Newly refurbished to a high standard including flooring, bathrooms, furniture & new electrical consumer unit, new boiler, 300l water tank and gas central heating system
- All new appliances including double oven, induction hob, extractor fan, dishwasher, washing machine, tumble dryer and 2 fridge freezers
- Garage at the rear and resident on-street parking
- Situated in a quiet predominantly residential area, within 10min walk from Carlisle City Centre & Train Station, as well as 5min walk from University of Cumbria.



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Property Description:

The property comprises 6-bedroom HMO, fully refurbished to a high standard including new kitchen & appliances, new flooring, all new bathrooms, new boiler and gas central heating & new 300l hot water tank, providing the following accommodation and dimensions:

Ground Floor: 2 double bedrooms, kitchen/dining, storage

First Floor: 3 double bedrooms (en-suite)

Second Floor: 1 double bedroom (en-suite)

Total GIA: 191 sq m (2,056 sq ft)

Tenancy:

The entire property is at present vacant. Estimated rental value:

4 double bedrooms (en-suite) - £33,600 p.a. (£700 pcm each)

2 large double bedrooms (en-suite) - £18,600 p.a. (£775 pcm each)

Total ERV: £52,200 p.a.



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Ground Floor

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First Floor



Second Floor

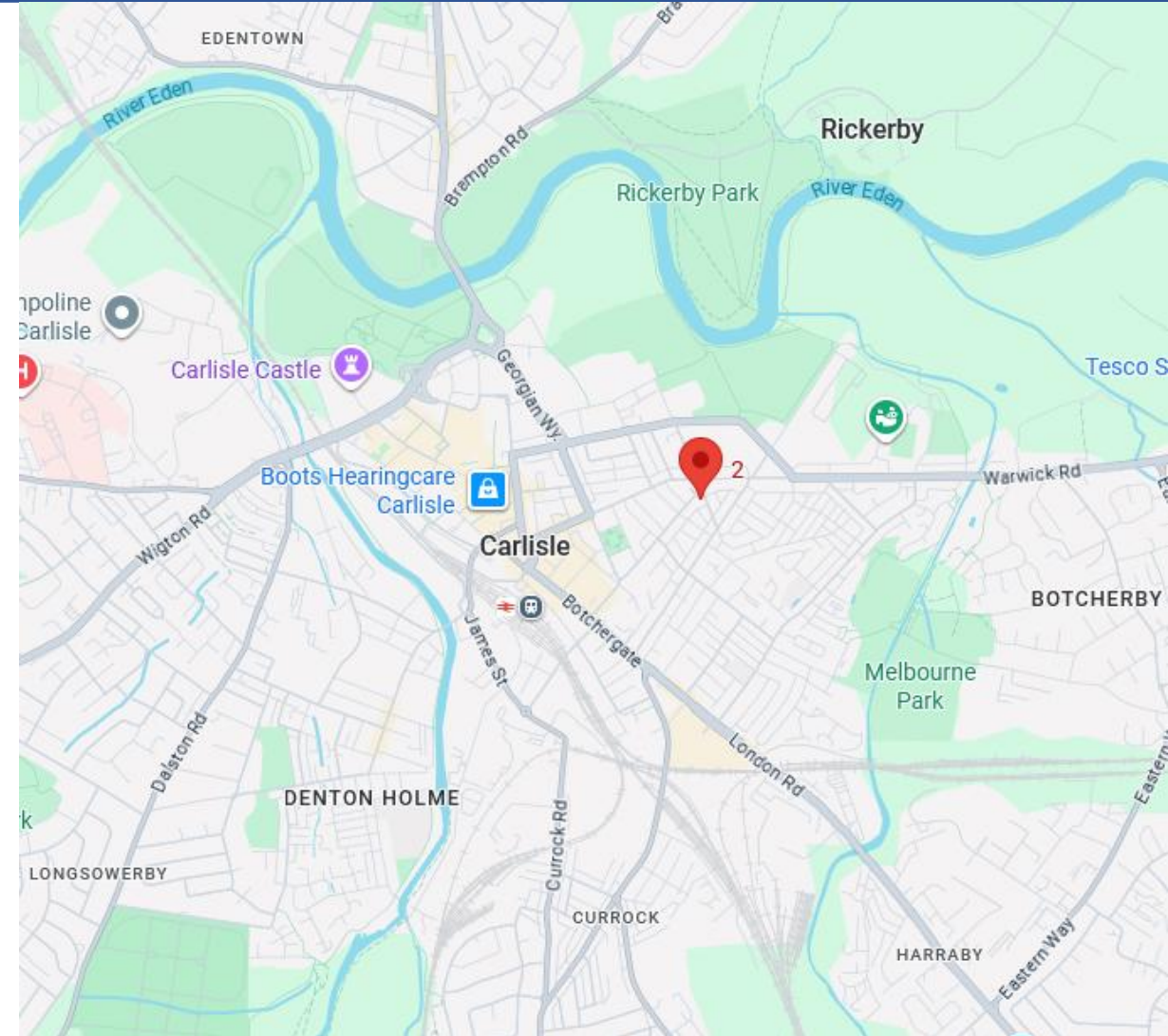
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Location:

Carlisle is a border city and the county town of Cumbria. The town is located 8 miles south of the Scottish border at the confluence of the rivers Eden, Caldew and Petteril. Carlisle is the only city in Cumbria. The city centre is largely pedestrianised and the Lanes shopping centre is home to around 75 shops. Carlisle is linked to the rest of England via the M6 motorway to the south, and to Scotland via the M74/A74 towards Glasgow and the north. The property is situated in a quiet predominantly residential area, within 10min walk from Carlisle City Centre & Train Station, as well as 5min walk from University of Cumbria.



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Contacts:

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