

Lincoln - 11 Hereward Street LN1 3EW
Freehold 6-Bed HMO Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £290,000
- Vacant possession
- ERV: £31,000 p.a. GIY: 10.69%
- VAT is NOT applicable to this property
- Comprises 6-bed HMO with communal kitchen/dining, living room and 3 communal bathrooms
- Situated within 25 minute walk from the University of Lincoln, a 13 minute walk from Bishop Grosseteste University and a 15 minute walk from Lincoln's City Centre.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Room 1 (Basement)	Double Bedroom: 11.5 sq m (124 sq ft)	Vacant		ERV: £31,000	
Room 2 (Ground Floor)	Single Bedroom: 8.5 sq m (91 sq ft)				
Room 3 (First Floor)	Double Bedroom: 10.4 sq m (112 sq ft)				
Room 4 (First Floor)	Single Bedroom: 9.3 sq m (100 sq ft)				
Room 5 (Second Floor)	Double Bedroom: 13.9 sq m (150 sq ft)				
Room 6 (Second Floor)	Double Bedroom: 10.4 sq m (112 sq ft)				

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Property Description:

Comprises mid-terrace 6-bedroom HMO, arranged as a ground floor kitchen/dining, 1 bedroom and communal bathroom. First floor provides 2 bedrooms with 2 communal bathrooms and second floor provides 2 bedrooms. The basement provides living room and 1 bedroom.

Ground Floor: 29 sq m (312 sq ft)

First Floor: 34 sq m (366 sq ft)

Second Floor: 28 sq m (301 sq ft)

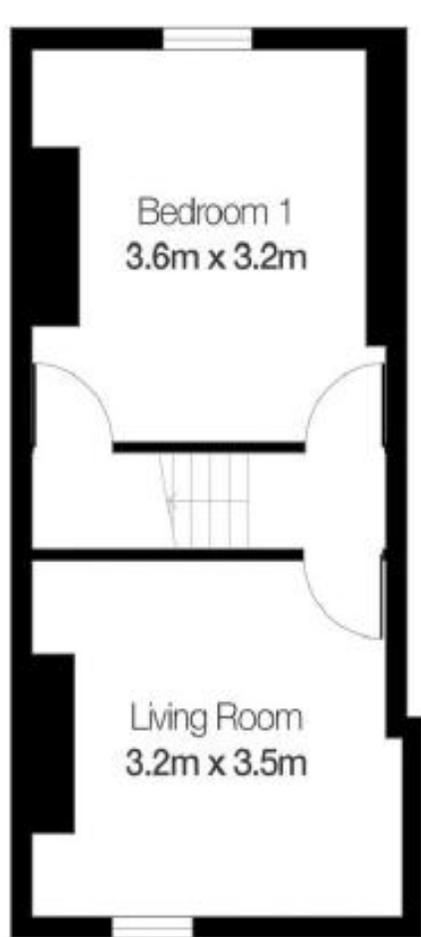
Basement: 25 sq m (269 sq ft)

Total GIA: 116 sq m (1,248 sq ft)

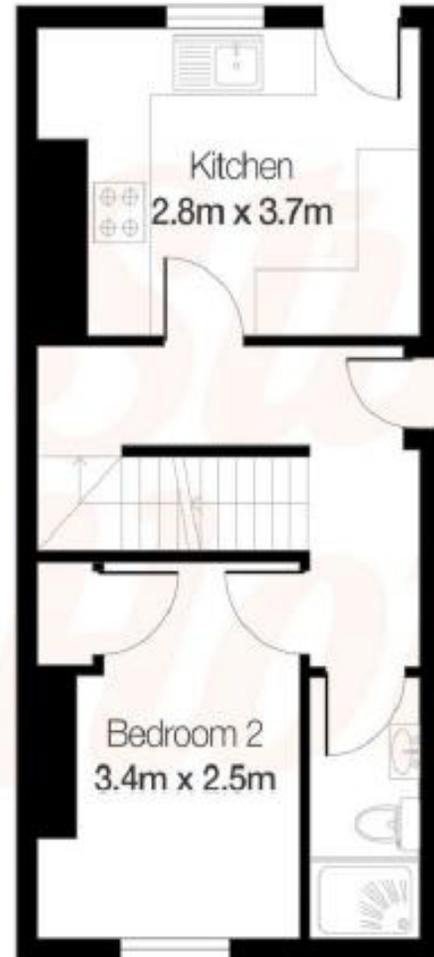
HMO Licensed Property (C4 use class) Reference -
2018/1327/CLE



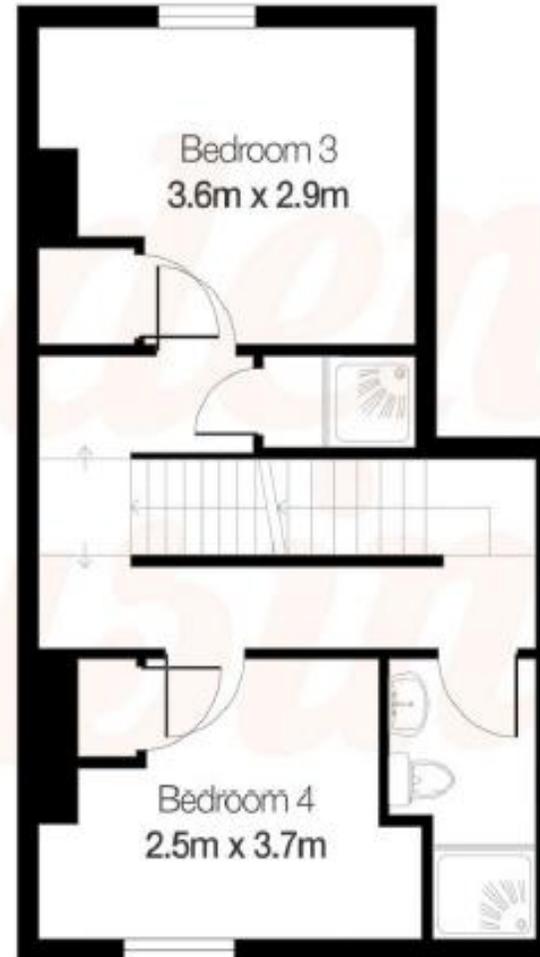
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Basement



Ground Floor



First Floor



Second Floor

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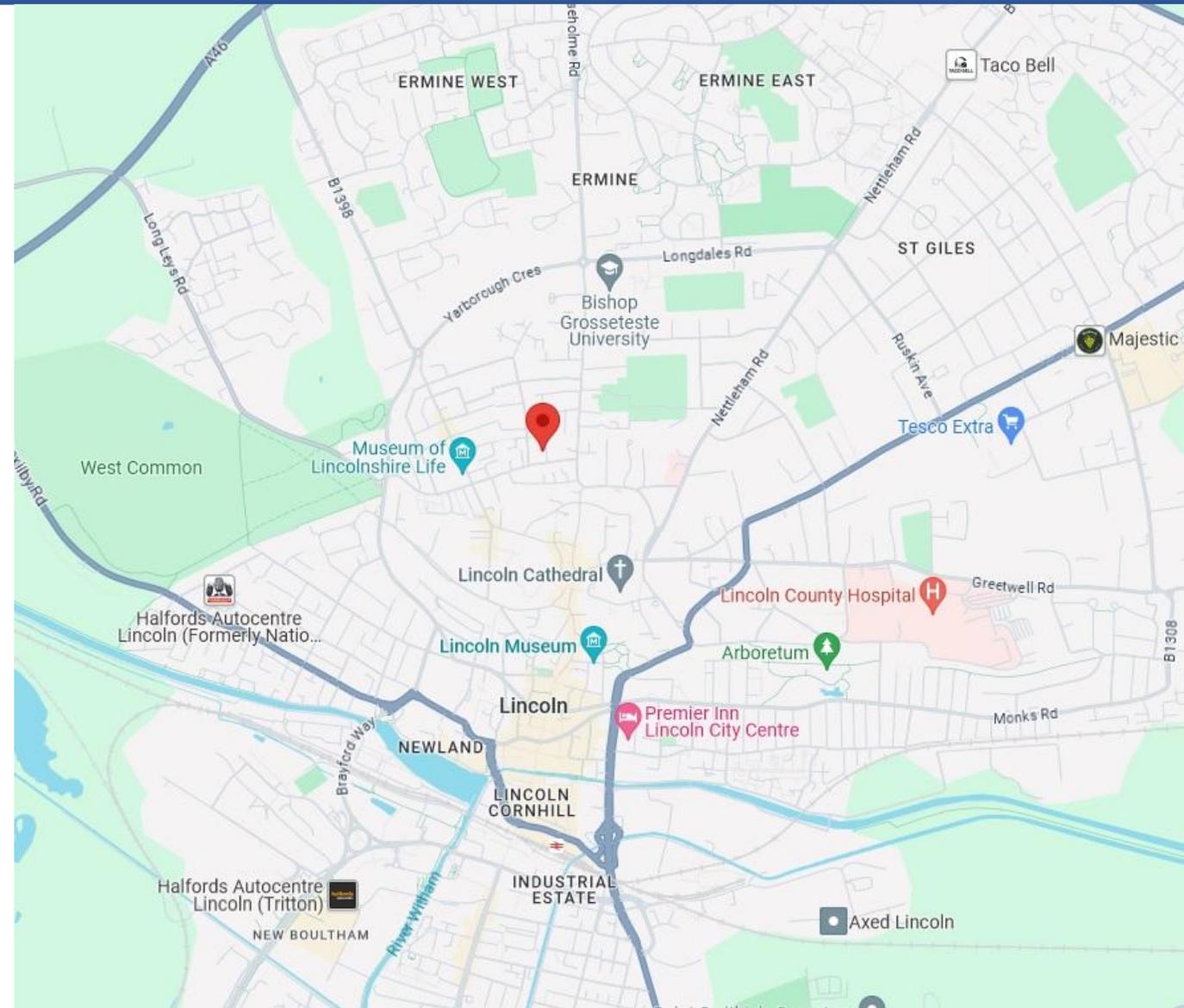


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Location:

The property is located on Hereward Street within a residential area just a 15 minute walk from Lincoln's City Centre, 25 minute walk from the University of Lincoln, a 13 minute walk from Bishop Grosseteste University and a 30 minute walk from the County Hospital. The city's train station is located just a 25 minute walk from the property. The station offers regular connections throughout the country, with regular services running to Newark Northgate, Edinburgh and London Kings Cross.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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