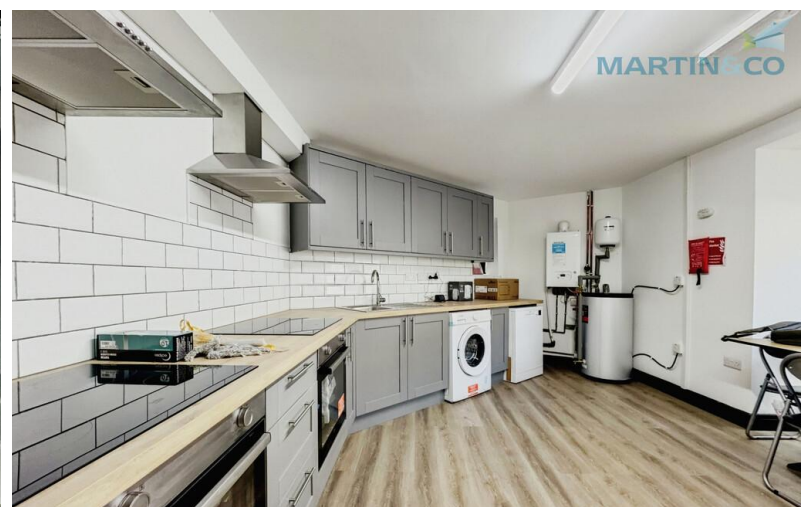
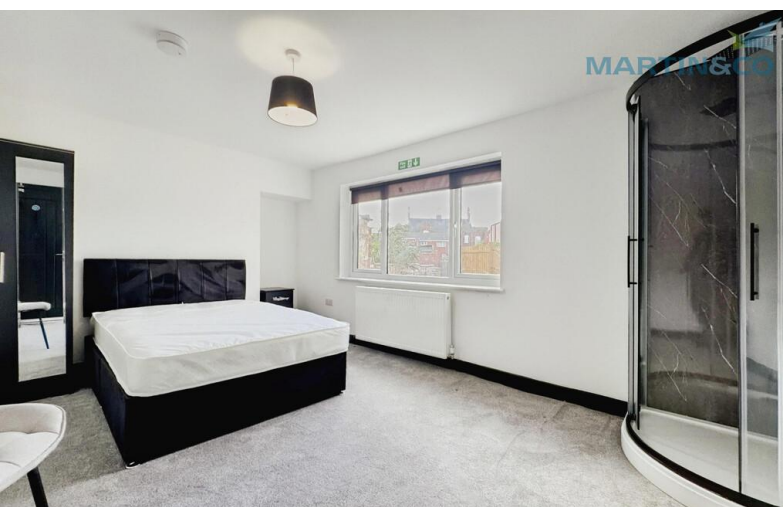


FOR SALE

MARTIN&CO



Ashcroft Road, Gainsborough

(HMO) 5 Bedrooms, 2 Bathroom, End Terrace House

Offers In Region Of £260,000

MARTIN&CO



Ashcroft Road, Gainsborough

5 Bedrooms, 2 Bathroom

Offers In Region Of £260,000

Fully Renovated Investment Property | Corporate Tenant in Situ | £2,860 PCM Contractual Rental Income | Five-Year Fixed Lease | Five Bedrooms | Freehold

An exceptional opportunity to acquire a fully renovated five-bedroom investment property in Gainsborough, offered with a corporate tenant in situ on a five-year fixed lease, providing contractual rental income of £2,860 per calendar month (£34,320 per annum).

- Fully renovated to a high standard
- Corporate tenant in situ
- Five-year fixed lease
- Annual rental income: £34,320
- Ideal opportunity for property investors

Finished to a great standard following a comprehensive renovation, this substantial end-terraced property offers an attractive proposition for investors seeking an established income stream, long-term rental security and a property ready to add to their portfolio.

The combination of the property's extensive accommodation, recent refurbishment and existing corporate letting arrangement makes this a particularly appealing opportunity for both established landlords and investors looking to expand their holdings without the immediate costs and uncertainty associated with refurbishment and securing a tenant.



The Investment Opportunity

The property is let to a corporate tenant under a five-year fixed lease, generating contractual rent of £2,860 per calendar month, equivalent to £34,320 per annum.

This established arrangement offers investors the benefit of a tenant already in place and a clearly defined contractual rental income, subject to the terms of the lease. The five-year term may be particularly attractive to purchasers seeking a longer-term investment rather than a property requiring immediate letting.



The property has also undergone a full renovation to a high standard, providing a refreshed and modernised accommodation offering.

For investors assessing the potential return, the annual contractual rent of £34,320 provides a useful starting point when calculating gross yield against the purchase price. Purchasers should review the lease, tenant covenant, repairing obligations and other associated costs as part of their due diligence.

The Accommodation

The property offers generously proportioned and versatile accommodation arranged over two floors, with five generously sized bedrooms, one of which benefiting from a private shower.

The ground floor features a substantial breakfast kitchen offering space for cooking, informal dining and providing a comfortable communal area.

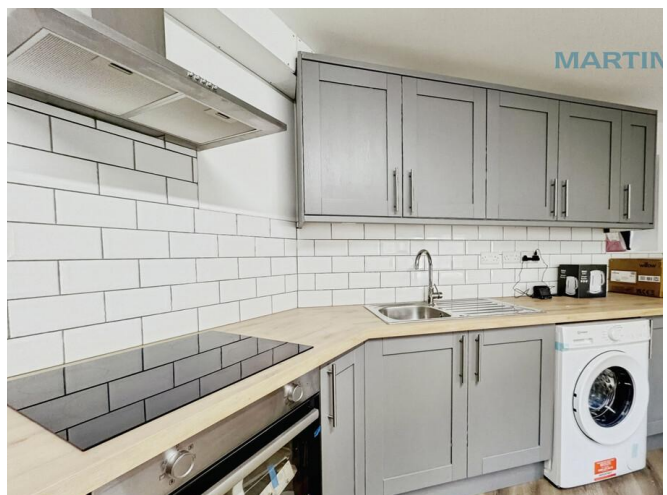
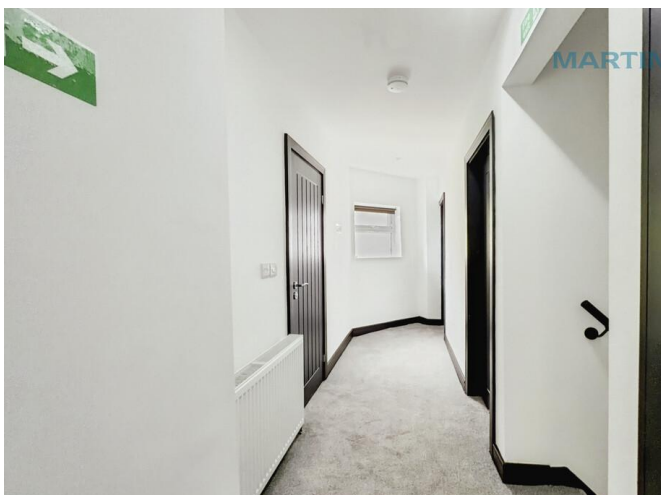
There are 2 bedrooms on the ground floor along with a large bathroom fitted with brand new walk-in shower, toilet and basin adding to the practicality of the layout.

To the first floor are four bedrooms, offering a range of accommodation options, together with a separate bathroom.

The generous layout and number of bedrooms make the property well suited to its existing corporate letting arrangement, while also offering versatility for a range of future investment strategies, subject to the relevant tenancy, planning and licensing requirements.

Location

Situated in Gainsborough, this property benefits from a location within an established Lincolnshire market town offering a range of everyday amenities, shops, supermarkets, schools, leisure facilities and transport connections.

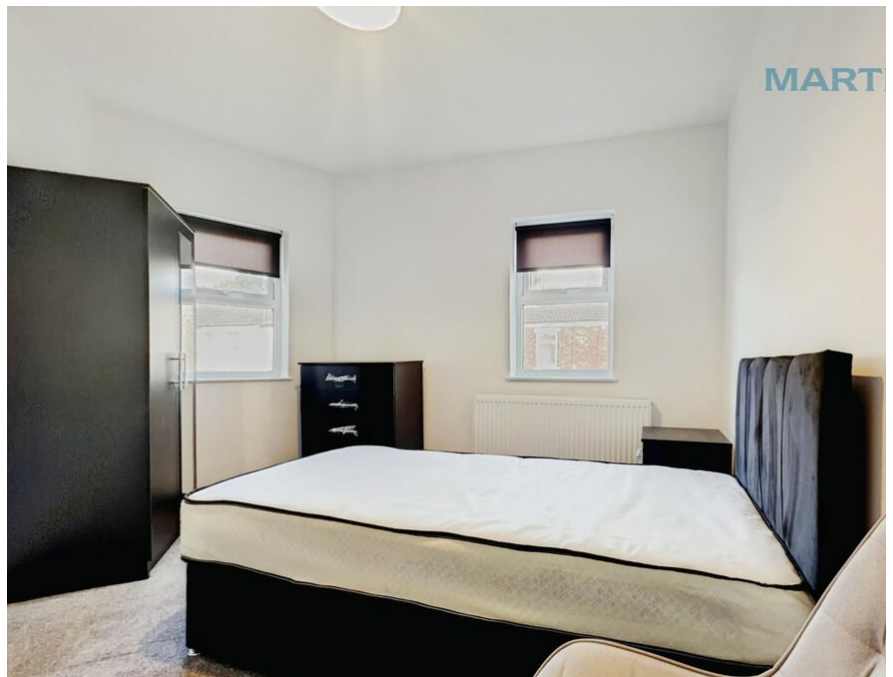
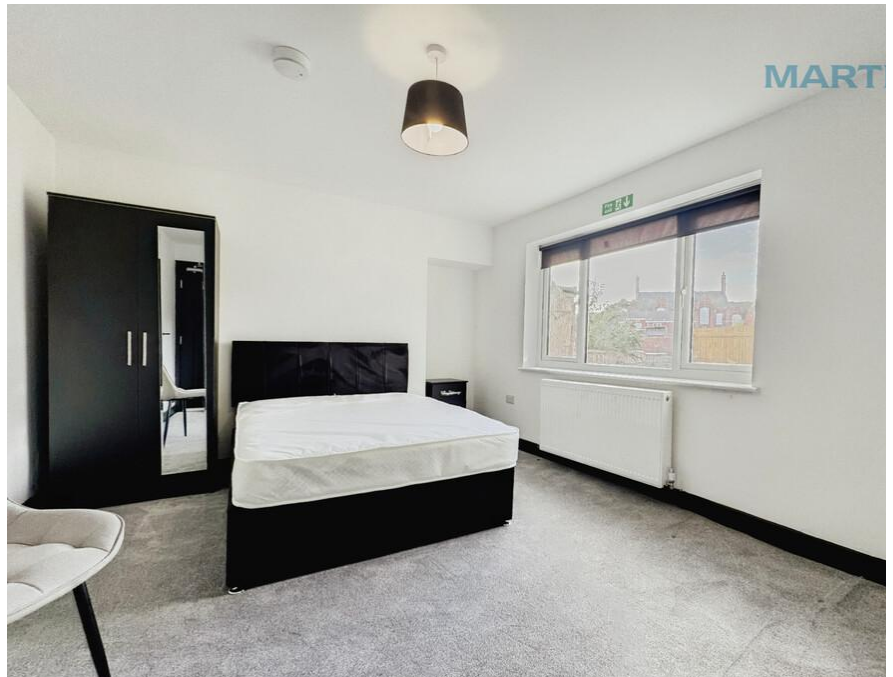


The town centre is accessible for shopping and other essential services, while the wider area provides connections to surrounding towns and employment centres.

Gainsborough continues to attract interest from property investors seeking rental opportunities outside the larger cities, with the local market offering a variety of residential investment options.

Early enquiries are encouraged.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted £45.00 + VAT.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.