



Lawrence Street
York
YO10 3DZ

£600,000



A superb opportunity to acquire this substantial period townhouse, currently arranged as six self contained studio flats and positioned within easy reach of York city centre.

The accommodation is arranged over three floors, with two studios on each level. Every studio provides a private living and sleeping space, an ensuite shower room and its own kitchenette, complete with a fridge and washing machine.

A communal entrance hallway provides access to the studios, with a staircase leading to the upper floors. Outside, the property benefits from courtyard areas to both the front and rear.

At the asking price of £600,000, the property is currently producing a gross rental income of £5,672 per month, equivalent to £68,064 per annum and a gross rental yield of approximately 11.34%.

The current monthly outgoings comprise council tax of £227, energy costs of approximately £300, internet at £39 and water charges of £71. After these stated outgoings, the income is approximately £5,035 per month or £60,420 per annum, providing a yield of approximately 10.07%.

The yield after stated outgoings is calculated before management fees, insurance, maintenance, repairs and any finance costs. This established investment is sure to appeal to serious investors seeking a substantial income producing property close to York city centre.





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Freehold
Council Tax Band - D

- Six Self Contained Studio Flats
- Current Gross Income of £68,064 Per Annum
- Gross Rental Yield of Approximately 11.34%
- Income After Stated Outgoings of £60,420 Per Annum
- Yield After Stated Outgoings of Approximately 10.07%
- Each Studio with an Ensuite Shower Room
- Front and Rear Courtyards
- EPC TBC



TOTAL FLOOR AREA: 1636 sq.ft. (152.0 sq.m.) approx.

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