

FOR SALE

£1,250,000 for the Freehold
3,562 Sq Ft





FOR SALE - FOUR PROPERTY STUDENT HMO PORTFOLIO, LANCASTER

- Impressive 10.1% Gross Rental Yield
- £126,430 Combined Annual Rental Income
- Fully Let for the 2026/27 Academic Year
- Prime, High Demand Student Locations
- LUHomes Certified Properties
- Website & Domain by Separate Negotiation
- 20 Lettable Student Bedrooms
- Four Established Student HMO Properties

FISHER WRATHALL COMMERCIAL

STUDENT HMO PORTFOLIO, 4 INDIVIDUAL PROPERTIES, LANCASTER, LANCASHIRE, LA1 3DP

Location

The portfolio is situated across popular and established student residential areas of Lancaster, including Kirkes Road and Ullswater Road, both conveniently positioned for access to Lancaster City Centre, local amenities and regular bus services connecting to Lancaster University.

Lancaster is a thriving university city with a wider district population of approximately 145,000, home to both Lancaster University and the University of Cumbria. Lancaster University has over 16,000 students and holds a top 10 UK ranking in the Complete University Guide 2027, with continued investment in its campus, facilities and student experience.

The city offers excellent transport connections, including direct rail services to major UK cities and convenient access to the M6 motorway. With two established universities, ongoing investment in higher education and a vibrant city centre, Lancaster remains an attractive destination for students and property investors alike, supporting strong rental demand and long term investment appeal.

Description

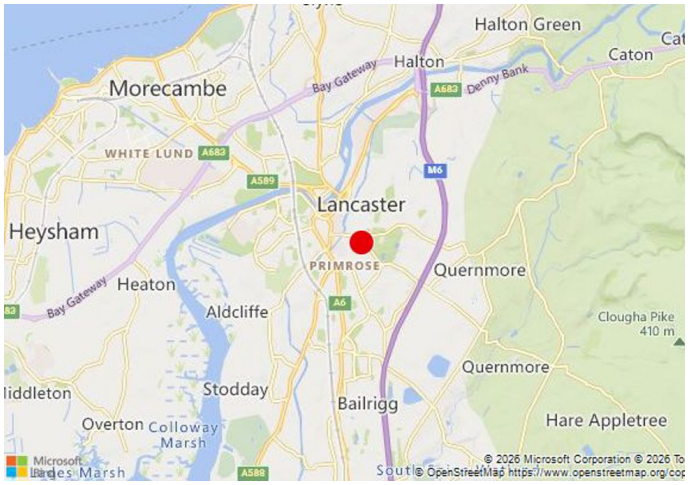
A rare opportunity to acquire an strong performing and established student HMO investment portfolio comprising four properties and 20 student bedrooms in very popular student letting locations close to Lancaster City Centre. The portfolio offers an impressive gross rental yield of 10.1%, generating a combined gross annual rental income of £126,430.

All four properties have an excellent letting history and are fully let for the 2026/27 academic year.

These properties are located in prime student locations with no compromises. All are within a short walk of the City Centre which is one of the key criteria students desire. The portfolio offers a very attractive investment with strong long term letting appeal.

All four properties hold HMO licences, are reported to be compliant with relevant health and safety regulations and are certified by LUHomes, offering investors an established and fully occupied student rental portfolio.

An associated website and domain name are also available by separate negotiation.















STUDENT HMO PORTFOLIO, 4 INDIVIDUAL PROPERTIES, LANCASTER, LANCASHIRE, LA1 3DP

Accommodation

Property 1 - Kirkes Road, Lancaster - 5 Bedrooms

A fully furnished student HMO comprising four double bedrooms and one small double bedroom, with sink and vanity units in the ground floor and attic bedrooms. Bathroom facilities include two separate toilets and two shower rooms. Additional accommodation includes a communal lounge and dining area, with televisions in the lounge and all bedrooms, washing machine and dryer, rear patio, bicycle storage and free on street parking.

Gross annual rental income of £32,195, based on 47 weeks at £137 per person per week.

Property 2 - Kirkes Road, Lancaster - 5 Bedrooms

A fully furnished student HMO comprising four double bedrooms and one small double bedroom, with sink and vanity units in the ground floor and attic bedrooms. Bathroom facilities include two separate toilets, one accessed from the rear yard, and two shower rooms. Additional accommodation includes a communal lounge, dining area and basement utility and snug room. Televisions are provided in the lounge and all bedrooms, together with a washing machine, dryer, rear patio, bicycle storage and free on street parking.

Gross annual rental income of £32,195, based on 47 weeks at £137 per person per week.

Property 3 - Kirkes Road, Lancaster - 5 Bedrooms

A fully furnished student HMO comprising one king, three double and one small double bedroom, with sink and vanity units in the ground floor and attic bedrooms. Bathroom facilities include a separate toilet and shower room. Additional accommodation includes a communal lounge, dining area and basement utility and games room. The property is equipped with televisions in the lounge and bedrooms, washing machine and dryer, with a rear yard and free on street parking.

Gross annual rental income of £30,315, based on 47 weeks at £129 per person per week.

Property 4 - Ullswater Road, Lancaster - 5 Bedrooms

A fully furnished student HMO comprising four double or three quarter beds and one single bed, with sink and vanity units in all bedrooms. Bathroom facilities include two separate toilets and two shower rooms. Additional accommodation includes a communal lounge with television, dining area and basement utility room with washing machine and dryer. Externally, there is a large garden, enclosed bicycle storage and free on street parking.

Gross annual rental income of £31,725, based on 47 weeks at £135 per person per week.

Portfolio Summary

Portfolio - 20 Bedrooms

Producing £126,430 gross annual rental income. A realistic indicative net operating yield of 8% is considered achievable, offering an excellent return alongside anticipated rental growth potential for 2027/28.

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Services
Student tenancies include all utility costs with gas and electric having a fair usage cap of £13 per student per week.

EPC
Kirkes Road, Lancaster - C
Kirkes Road, Lancaster - C
Kirkes Road, Lancaster - C
Ullswater Road, Lancaster - C

Use Class
Houses in Multiple Occupation - Use class C4

Tenure
All properties on a freehold title.

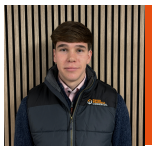
Lease Terms
Each property is let to students for the 2026/27 academic year on Assured Periodic Tenancies.

VAT
This transaction is VAT exempt.

Legal Costs
Each party responsible for their own legal costs.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.
Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk



Patrick Charnley
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