

ASKING PRICE
£285,000

22 St Lawrence Road Plymouth, PL4 6HN

6-Bed Tenanted HMO Investment Opportunity

PASSING RENT

£2,913 pcm

ANNUAL INCOME

£34,956 p.a.

GROSS YIELD

12.27%

OCCUPANCY

Tenants in situ

Current compliant HMO | Extensive 2026 compliance works completed | Further refurbishment & roof works required

Investment Overview

An established, income-producing six-bedroom HMO offered for sale with tenants in situ. The property is a substantial period house in Plymouth's PL4 area and is currently managed by Atlantic Keys. A significant programme of HMO compliance and fire-safety work has been completed during 2026. The sale is aimed at an investor who is comfortable taking on the remaining roof, repair and cosmetic works while benefiting from existing rental income.



ACCOMMODATION

6 letting bedrooms

BATHROOMS

2.5 bathrooms

LIVING SPACE

Separate dining room

OUTSIDE

Courtyard & garden

PARKING

Driveway & rear carport

MANAGEMENT

Agent in situ

Investment Position

- Sold with existing tenants in situ and current income stream.
- Atlantic Keys can remain as managing agent following completion.
- Scope to investigate a 7th letting room, subject to planning/licensing/building-regulation requirements.
- Potential to introduce en-suite facilities to selected rooms, subject to feasibility and consents.
- Property is not presented as a turn-key refurbishment: known works are disclosed

Important HMO licensing position

The property is currently operating as a compliant HMO, but the existing HMO licence does not transfer to a purchaser. The incoming owner will need to make a new HMO licence application to Plymouth City Council. The existing compliance file can be handed over, and Atlantic Keys can assist with the new licence application if retained as managing agent.

Current Rent Schedule

Passing rents used for this brochure from 8 October 2026.

Room	Monthly Rent	Annualised
Room 1	£480	£5,760
Room 2	£520	£6,240
Room 3	£500	£6,000
Room 4	£455	£5,460
Room 5	£520	£6,240
Room 6	£438	£5,256
TOTAL	£2,913 pcm	£34,956 p.a.

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GROSS YIELD

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Yield calculation

£34,956 annual passing rent ÷ £285,000 asking price = 12.27% gross yield.

Buyer note

The gross yield is before all costs and is not a net return. It does not deduct utilities, council tax where applicable, management fees, finance, tax, insurance, voids, maintenance, compliance expenditure or capital works. Prospective purchasers should undertake their own financial appraisal and verify each tenancy, rent, deposit and payment position through the legal due-diligence process.

Compliance & Works Completed

The property has undergone a substantial programme of compliance and fire-safety work. Atlantic Keys' records indicate that the HMO is currently operating compliantly and that works have been undertaken to bring the property up to the standards and requirements applicable in 2026.

FIRE & COMPLIANCE

- ✓ New fire doors installed to all 6 letting bedrooms.
- ✓ Additional fire doors installed to the living room and kitchen.
- ✓ Emergency lighting works completed.
- ✓ Fire alarm works completed / upgraded as required.
- ✓ Fire Risk Assessment completed and held within the compliance file.
- ✓ Electrical Installation Condition Report (EICR) held on file.

RECENT PROPERTY WORKS / MANAGEMENT

- ✓ Recent deep-clean / communal cleaning programme undertaken.
- ✓ Kitchen laminate flooring works completed.
- ✓ Utility-area flooring works completed.
- ✓ Loft hatch works completed.
- ✓ Waste / clearance works undertaken as part of the recent programme.
- ✓ Ongoing weekly fire-alarm testing and monthly property inspections under management.

Compliance file available to purchaser

Subject to the normal sale process and data-protection requirements, the purchaser can be provided with the HMO / compliance documentation held for the property. This is expected to include the current licence documentation, EICR, fire-safety documentation, Fire Risk Assessment, inspection records and other relevant property records held by the managing agent.

Known Outstanding Works / Condition

Transparent sale disclosure

The property is being sold as an investment requiring further capital expenditure. The points below are based on issues identified during management and contractor attendance; they are not a building survey and may not be exhaustive.

Roof works

Further roof works are required. Previous concerns have included the roof covering / felt / insulation in relation to moisture entering or affecting parts of the property.

Room 6 damp / mould

Damp and mould have been reported in Room 6, with ceiling plaster deterioration. The issue has been associated with suspected roof / insulation problems and will require proper investigation and remedial treatment.

Bathroom floor / vinyl

Bathroom vinyl / flooring requires attention. Deterioration around the toilet and shower area has previously been identified and should be inspected and repaired as necessary.

Shower / water ingress

A shower leak has previously been reported. The incoming owner should confirm the present condition and carry out any further repair or waterproofing required.

Plastering / repairs

Areas requiring plastering or repair have included the kitchen ceiling / walls and blown plaster within the hallway.

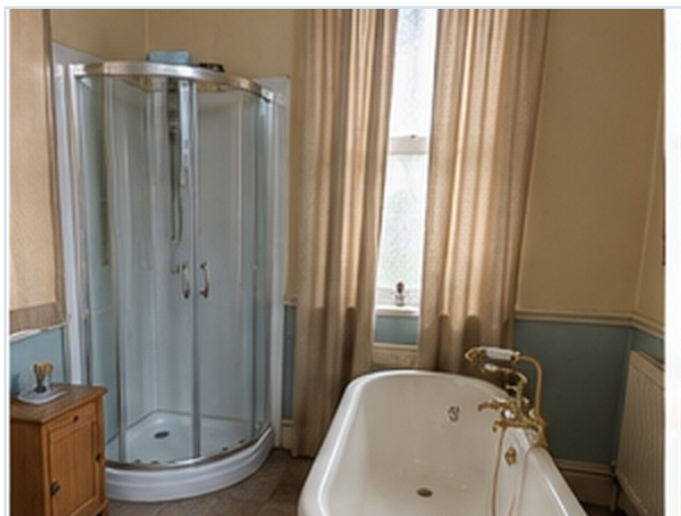
Redecoration

General redecoration and cosmetic refurbishment are required throughout to improve presentation and support future rental optimisation.

Purchaser due diligence

Buyers should commission their own survey, inspect the property and obtain contractor quotations before exchange.

Property Gallery



Bathroom



Living room



Kitchen



Kitchen / rear access



Entrance hall

Images are for identification and general guidance. Condition should be verified by inspection.

HMO Licensing & Handover

Licensing position

- The property is currently operated as a 6-bedroom HMO.
- The existing HMO licence does not transfer with the sale.
- The purchaser will need to submit a new HMO licence application to Plymouth City Council.
- Existing compliance documentation can be provided to support the application.
- Atlantic Keys can assist the purchaser with the licence application if retained as managing agent.

Management in situ

- Atlantic Keys currently manages the property and has an established compliance / inspection history.
- The purchaser may retain Atlantic Keys, providing continuity for tenants and compliance routines.
- Weekly fire-alarm testing and monthly inspections are currently part of the management programme.
- Tenancy, rent and property records can be reconciled and handed over through the completion process.
- Management arrangements are subject to a separate management agreement with the purchaser.

Indicative purchaser handover

1

Legal due diligence

Review title, tenancy documentation, deposits, income and property compliance records.

2

Licence preparation

Prepare the purchaser's new HMO licence application and collate the existing compliance pack.

3

Completion

Complete rent / deposit / tenancy reconciliation and transfer agreed property records.

4

Ongoing management

Continue inspections, compliance scheduling, repairs and tenant management if Atlantic Keys is retained.

Investment enquiries & viewings

sales@atlantic-keys.co.uk

atlantic-keys.co.uk

Atlantic Keys Estate Agents | Sales • Lettings • HMO • Property Management

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Plymouth, PL4 6HN

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Important information

These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. Statements about condition, compliance, works, income and accommodation are based on information available to Atlantic Keys at the date of preparation and should be independently verified by a purchaser and their professional advisers. No equipment, service, system or installation has been tested by the selling agent unless expressly stated. Measurements, potential uses, additional bedrooms and en-suite proposals are indicative only and may require planning permission, building-regulation approval, HMO licensing approval and other consents. Rental income shown is the current passing rent schedule supplied for marketing purposes and should be verified against the tenancy documentation and completion statement. Buyers should obtain legal, tax, mortgage, valuation and building-survey advice appropriate to an HMO investment.

Arrange a viewing or request the sales pack

sales@atlantic-keys.co.uk

atlantic-keys.co.uk