



## North Road East, Plymouth, PL4 6AN

Offers Over £325,000

 7  2

A well-presented seven-bedroom licensed HMO with a Certificate of Existing Lawful Use, currently let on 50-week academic contracts producing a gross annual income of £39,750.

After running costs of £4,888, the property generates a net income of £34,862 per annum, representing an approximate gross yield of 11.69%–12.23% and net yield of 10.25%–10.73%, depending on the agreed purchase price.

The seller has advised that gross rental income is expected to increase to approximately £41,750 for the 2026–2027 academic year.

For comparison, the equivalent 12-month rental income would be approximately £43,420 per annum, representing an estimated gross yield of 12.77%–13.36%, subject to the final sale price.

**Floor Area**  
sq. ft.

**Tenure**  
Freehold

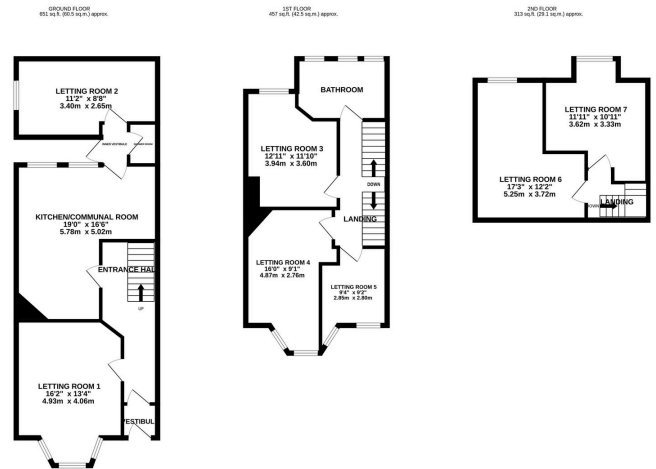
**Service Charge**  
£0 per annum

**Ground Rent**  
£0 per annum

- Licensed Seven bedroom HMO on doorstep of the Certificate of Existing Lawful Use University and Train Station
- Gross annual income: £39,750 Net annual income: £34,862 (after running costs) 50 Weeks Rental income on a full 12-month tenancy model would be approximately £43,420 per annum.
- Hands-on, well-maintained property by long-term landlords
- Low-maintenance rear courtyard
- Shower room on the ground floor and a spacious bathroom on the first floor featuring a bath, separate shower, and WC.
- On-street permit parking available via application to PCC



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | 79        |
| (55-68) <b>D</b>                                   | 63                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



TOTAL FLOOR AREA: 1421 sq ft (132.0 sq m) approx.  
EPBC Energy Advisor has been made to ensure the accuracy of the Energy Performance Certificate, measurements of rooms, window openings and appliances and applicable energy conservation measures and has provided a copy for your reference. The Energy Performance Certificate is a legal requirement for all properties. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or efficiency. See www.energycosts.co.uk