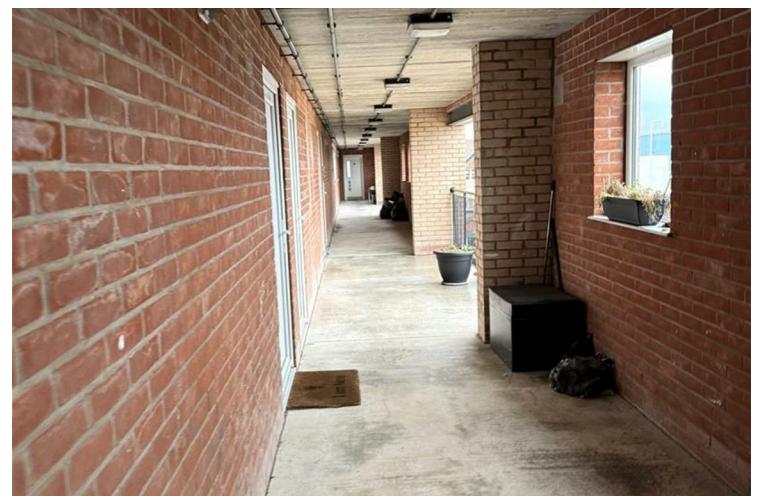




## 104 Beverley Road Hull

**£2,682,750**  
**Freehold**

- Peppermint Park, 104–106 Beverley Road, Hull, HU3 1YA
- Total rent of £17,885 PCM (£214,620 PA).
- Value at an 8% Yield: £2,682,750
- 26 self-contained flats
- Underground secure parking with electric security gates



A highly consistent Purpose-Built Block of 26 self-contained flats located on Beverley Road, one of Hull's strongest rental corridors with direct access to the city centre, the university and the bus routes.

The block is fully let aside from two units on periodic / vacating status, and produces a total rent of £17,885 PCM (£214,620 PA).

The apartments are a mix of 1-bed and 2-bed units, with the majority being two-person flats attracting stable long-term tenants. Current rents range from £600 to £775 PCM.

#### Summary of Units

- Flats 1–18 and 21–26, all two-bed units at £675–£775 PCM.
- Flats 19 and 20 are one-bed units at £615 and £600 PCM.
- Several tenants are on six-month ASTs, with a number on periodic agreements.
- Strong occupancy with reliable rental history and minimal voids.

#### Performance

- Monthly Income: £17,885
- Annual Income: £214,620
- Value at an 8% Yield: £2,682,750

#### Investment Notes

This is a well-performing rental block in an established location with constant demand. The rent profile is strong, the tenant mix is stable and the block offers straightforward management with clear scope for rental uplift upon renewal.

EPC ratings vary between C and B throughout the flats.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Tulip Hull**  
105-107 Cottingham Road  
Hull  
HU5 2DH

01482 346366  
[contact@tulipg.co.uk](mailto:contact@tulipg.co.uk)



**TULIP**  
STUDENT LIVING