Francis Stuart
HMOs • Lettings • Investments







Lisson Grove, Plymouth, PL4 7DN

Guide Price £280,000

5 5

Guide Price: £280,000–£290,000

An established HMO investment offering five bedrooms, comprising four en-suite rooms and one bedroom with access to a separate shower room, set within a substantial period property arranged over three floors.

The property is currently generating £36,240 per annum, equating to a gross yield of approximately 12.94% at £280,000 and 12.50% at £290,000.

With estimated running costs of circa £4,900 per annum, this provides a net income of around £31,340, reflecting a net yield of approximately 11.19%–10.81%.

The property benefits from an existing Certificate of Lawful Use (COLU), confirming its established HMO use.

Floor Area
1629 sq. ft.

Tenure
Freehold

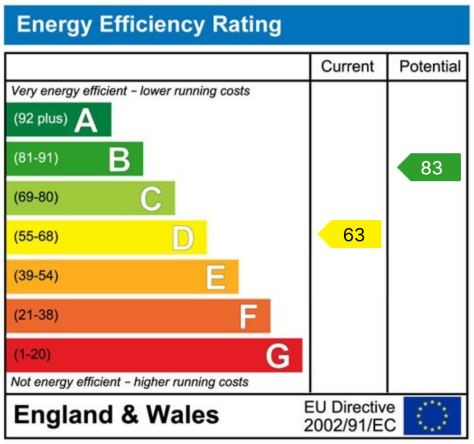
Service Charge
£0 per annum

Ground Rent
£0 per annum

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- Fully licensed & COLU 5-bedroom HMO Licence
- Five Bedrooms - Four en-suite bedrooms and one bedroom with access to a separate shower room
- Srong monthly income of £3,020 pcm £36,240 per annum gross rental income
- Substantial period property arranged over three floors
- Laundry Roon
- 1629 sqft
- Cert of Lawful Use (COLU)
- Professional Let







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