

STUDENT HMO INVESTMENT



**WALTON
ROBINSON**



A tenanted portfolio of 3 Student HMO properties within Prime NE2 locations, ideal for Newcastle and Northumbria students alike. Pre-let for 2021-22 providing immediate and ongoing income.

Newcastle Student Market

With in excess of 42,000 full time students across the two world-renowned universities, the student rental market in Newcastle remains as buoyant as ever and continues to attract new investors, drawn in by the strong and reliable income it generates. After much new development in the city centre, catering mainly for International Students, Newcastle's most convenient suburbs continue to enjoy outstanding occupancy rates from domestic students, along with sustained increases in rents year on year.

The NE2 postcode, which incorporates Jesmond, Sandyford and Spital Tongues, dominates the student HMO market, enjoying an enviable reputation for offering the perfect mix of lifestyle and convenience to the universities. Demand is sufficiently strong that many HMOs in the area are let before the Christmas break for tenancies starting the following summer, and command full rent for 52 weeks of the year.

Investment Summary:

- 7.73% Gross Yield
- £69,940 pa rent for 2021-22
- Sandyford & Jesmond locations
- 2 maisonettes & 1 house
- 15 letting bedrooms
- Licensed HMOs
- Continuous Rental history of 15+ years
- Price: £905,000

Helmsley Road
Sandyford



- 5 bedrooms
- Maisonette
- 1 bathroom
- Additional WC
- EPC rating D
- **£23,140pa rent**

Goldspink Lane
Sandyford



- 5 bedrooms
- Over 3 floors
- 2 Bathrooms
- Large Kitchen
- EPC rating D
- **£22,100pa rent**

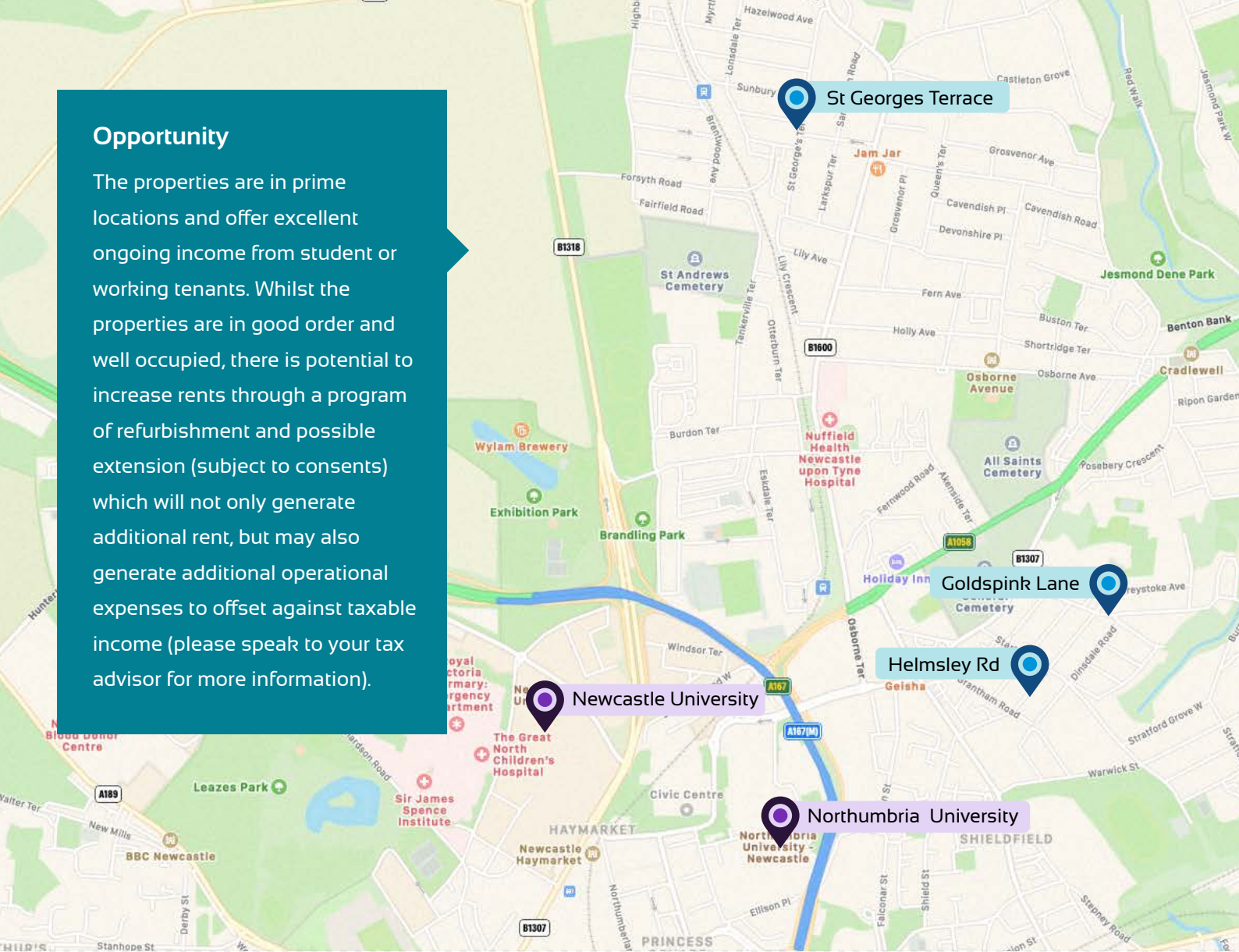
St. Georges Terrace
Jesmond



- 5 bedrooms
- Maisonette
- 1 bathroom
- 1 Shower room
- EPC rating D
- **£24,700pa rent**

Opportunity

The properties are in prime locations and offer excellent ongoing income from student or working tenants. Whilst the properties are in good order and well occupied, there is potential to increase rents through a program of refurbishment and possible extension (subject to consents) which will not only generate additional rent, but may also generate additional operational expenses to offset against taxable income (please speak to your tax advisor for more information).



Additional Information

Floorplans and Video Tours are available on request.

All Compliance Certificates relating to Gas, Fire and Electrical safety, as well as Licensing documents and Tenancy documents are held within our Data Room and will be made available to the purchaser at the appropriate time.



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