



## 30 Glenthorn Road, Newcastle Upon Tyne, NE2 3HN

**Offers Over £475,000**



Bowson are pleased to present this exceptional six-bedroom HMO investment property, ideally located on Glenthorn Road in the heart of Jesmond, NE2 one of Newcastle's most desirable student areas.

This spacious six double bedroom maisonette extends to over 1200 sq ft and offers a rare opportunity to acquire a fully licensed HMO, with 10 years plus continuous use with tenants in situ, generating immediate and consistent rental income.

- Investment Opportunity 9.5% Yield
- Tenanted From: 25th July 2025 To 24th July 2026
- Rental Income: £3,770 Per Month / £45,240 Per Annum
- Rent Per Person Per Week: £145 Pppw
- HMO Licence: For 6 Occupants, Currently Valid Until 1st May 2029
- Managing Agent: Bowson
- 957 Years Remaining On The Lease
- EPC D

