MIGHTYHOUSE
ESTATES

2-5 Moor Street, LA1 1PR

£385,000

The Property Ombudsman

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Investment Summary

This portfolio offers a combination of established income and clear asset management and development potential, making it an attractive proposition for investors.

Current / Projected Residential Income:

2 Moor Street: £23,040 per annum (let for 2026/27)

5 Moor Street: £16,277 per annum (let for2026/27)

Total Residential Income: £39,317 per annum

Commercial Income (3 & 4 Moor Street):

Currently vacant / to be assessed
Estimated rental income: £12,000 – £18,000 per annum (subject to use and specification)

Projected Total Income (as existing use):
£50,160 – £56,160 per annum

Yield Analysis:

At £385,000: approx. 13.0% – 14.6% gross yield

Development & Value-Add Potential (STPP):

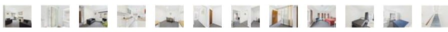
Potential to convert one commercial unit (comparable to No. 2 Moor Street) into a 3-bedroom residential unit
Opportunity to enhance rental values through refurbishment and reconfiguration
Scope to review alternative uses for the second commercial unit, including redevelopment or repositioning

This combination of strong baseline income and clear opportunities to increase rental return provides significant upside for an incoming purchaser.

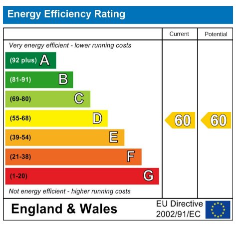
2 Moor Street

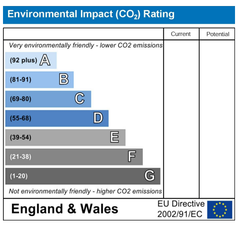
3 & 4 Moor Street

5 Moor Street



3 & 4 Moor Street Rear





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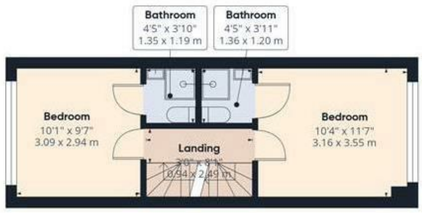
2, Moor Street

Ground Floor Building 1



Floor 1 Building 1

Floor 2 Building 1

Approximate total area[1]

783 ft²

72.7 m²

Reduced headroom

36 ft²

3.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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