

For Sale | Freehold Investment Opportunity

66 Portland Street, Lincoln, LN5 7LB

*Student
Housing*



£140,000 Guide Price

INVESTMENT OVERVIEW

- £140,000 Guide Price: Offers Welcome. A guide price offer reflects a gross yield of 9.47%.
- The property is comprised of 2 lettable rooms, 1 shower room, a communal kitchen and living room.
- The building has a strong rental history, being fully let to students from 2018 to 2024.
- The property is currently let until 24th August 2023 generating £12,240.
- It is also fully let from September 2023 to August 2024 generating £13,260.
- C3 Use Class.





LOCATION

- The property is located on Portland Street within a residential area just a 10 minute walk from Lincoln's City Centre.
- The building is accessible by a private entrance located on Portland Street.
- The building is a 13 minute walk from the University of Lincoln and a 35 minute walk from the County Hospital.
- The city benefits from excellent road connections with the A46 providing direct access to the A1.
- The city's train station is located just a 7 minute walk from the property. The station offers regular connections throughout the country, with regular services running to Newark Northgate, Edinburgh and London Kings Cross.

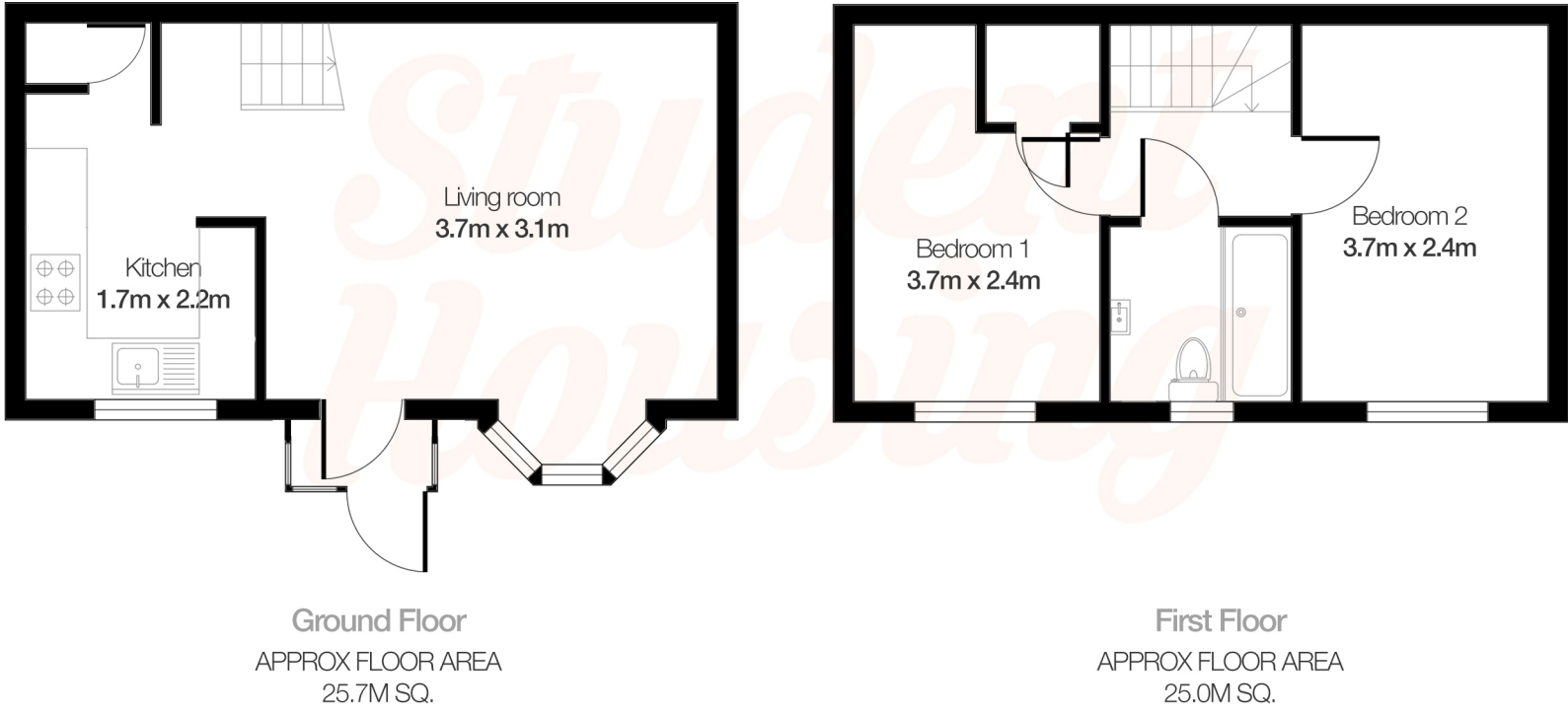
DESCRIPTION

- Freehold Tenure.
- The building is arranged over the ground and first floors.
- The property is comprised of 2 large bedrooms. The sizeable living room leads into the dining and kitchen area. Showering facilities can be found on the 1st floor.
- The property comes with 2 private parking spaces to the front of the property.
- Ideal Investment Property.
- The Area: Sincil Bank is an attractive area for student properties thanks to its close proximity to Lincoln University. It is also a short walk away from Lincoln's High Street with its independent boutiques, shops, restaurants and pubs.



SIXTY-SIX
PORTLAND STREET

2 Bedroom + 1 Bathroom House



For more details please visit
<https://Student-Housing.co.uk>

*Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty. We cannot guarantee the accuracy of any dimension illustrated.

UNIVERSITIES



The University of Lincoln has expanded significantly and now has a population of over 17,000 students. It is currently ranked 34th in the Guardian's University League Tables 2023 and has recently expanded its medicine department to keep up with surging demand from students. The University is expected to continue its rapid growth over the next decade.



Bishop Grosseteste University has also experienced growth in recent years and is rated 4th for Teaching Quality in the UK (The Times and Sunday Times Good University Guide 2023). BGU has also seen a four-fold increase in research income as of 2021 which is a positive indicator that the university is set to grow further thus influencing a growing student population which will require housing solutions now and in the future.

Method of Sale

The subject is for sale by way of Private Treaty. However, the landlord and their agent reserve the right to conclude marketing by way of an Informal Tender process.

Viewing Information

The building is available to be viewed at a time and date that suits you. Please contact a member of the team to arrange a viewing.

Further Information

Additional information can be provided by contacting a member of the team.

Anti Money Laundering

The successful buyer will be required to provide information to satisfy AML requirements when terms have been agreed.

Local Planning Authority

Lincoln City Council

Tel: 01522 881188

Email: customer.services@lincoln.gov.uk

Website: www.lincoln.gov.uk

PROPOSAL

The guide price is **£140,000** subject to contract. A guide price offer reflects a gross yield of **9.47%**.

CONTACT INFORMATION

For further information please contact a member of the team:

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Agents Note

Student Housing Lincoln offer a professional sales, acquisitions and letting service. If you are considering renting or selling your property or are looking to purchase a bespoke investment property please call the Sales & Acquisitions Manager on the number displayed above.

These details are issued in good faith but are only a general outline for the guidance of intending purchasers and do not constitute in whole or in part an offer or a contract. No statement in these particulars is to be relied upon as a statement or representation of fact. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct; but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.