

41 Queens Road,

Guide Price £550,000

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An exceptional freehold HMO investment in Aldershot, currently producing £65,292 per annum and representing an approximate 12.0% gross yield at the guide price of £550,000. Arranged over three floors, the property provides nine letting bedrooms, two kitchens, three bathrooms, generous circulation space, a balcony and a substantial detached rear shelter/annexe. The property benefits from an HMO licence permitting up to 14 occupants and a Certificate of Lawful Existing Use confirming use as a nine-bedroom, 14-person HMO. A live-in management arrangement is currently in place, making this an attractive operational investment from completion. Further scope may exist to increase income towards c.£80,000 per annum, subject to tenancy arrangements and all necessary planning, building regulation and licensing consents. Freehold. EPC D. Convenient for Aldershot town centre, station and local amenities. CGI and AI have been used to enhance the photos

- Substantial freehold nine-bedroom HMO investment
- Fully let and currently producing £65,292 per annum
- Approximately 12.0% gross yield at the £550,000 guide price
- HMO licence permitting occupation by up to 14 people
- Certificate of Lawful Existing Use for a nine-bedroom, 14-person HMO
- Two kitchens and three bathrooms
- Existing live-in management arrangement
- Large balcony and substantial detached rear shelter/annexe
- Potential to increase income towards approximately £80,000 per annum, subject to all necessary consents
- CGI and AI have been used to enhance the photos so please rely on physical inspections only.

