

92 Spencer Street, Newcastle upon Tyne, NE6 5DA

£455,000

- 6 bed, 6 Ensuite HMO
- Rental Increases Due Throughout 2025
- Article 4
- Well Established
- Good Condition
- Gross Income: £42,132.00 PA
- 2% Plus Vat Buyer's Fee



Property Overview

A great investment opportunity in the heart of Heaton, Newcastle Upon Tyne. This 6 bed, 6 ensuite HMO offers a combination of comfort and practicality. With each tenant benefitting from the privacy of their own bathrooms, as well as functional sharing spaces and separate lounge and dining area. With a managing agent in situ, this property has been well maintained since its renovation 2015 with a strong tenant history.

Well Located: The property is on a quiet residential street, with a small garden space to the front and rear of the property. Heaton offers a variety of amenities and the addition of green spaces and local businesses makes this an attractive place to call home. The nearby Chillingham Road hosts numerous small businesses, shops, and eateries, offering employment opportunities in retail and hospitality.

Transport: There are multiple bus routes which run through Heaton, connecting it to Newcastle city centre and surrounding areas. Services are frequent and easy to access from the property. The area is served by nearby Metro stations, such as Byker and Chillingham Road, providing quick access to Newcastle city centre and beyond, providing quick and easy access for commuting.

Opportunities: Heaton's close proximity to Newcastle city centre provides residents with access to employment opportunities across various sectors, including finance, retail, healthcare, and education.

Conclusion: Residents of Spencer Street benefit from a range of economic opportunities, including access to diverse employment sectors, a robust property market, and the potential for remote work, all within a vibrant community setting.

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Income

Room 1 - £715 / Room 2 - £505 / Room 3 - £580 /

Room 4 - £560 / Room 5 - £521 / Room 6 - £630 /

Total; £3,511.00 PCM / £42,132.00 PA

Total Income: £42,132.00 PA

Gross Yield: 9.26%

Expenditure;

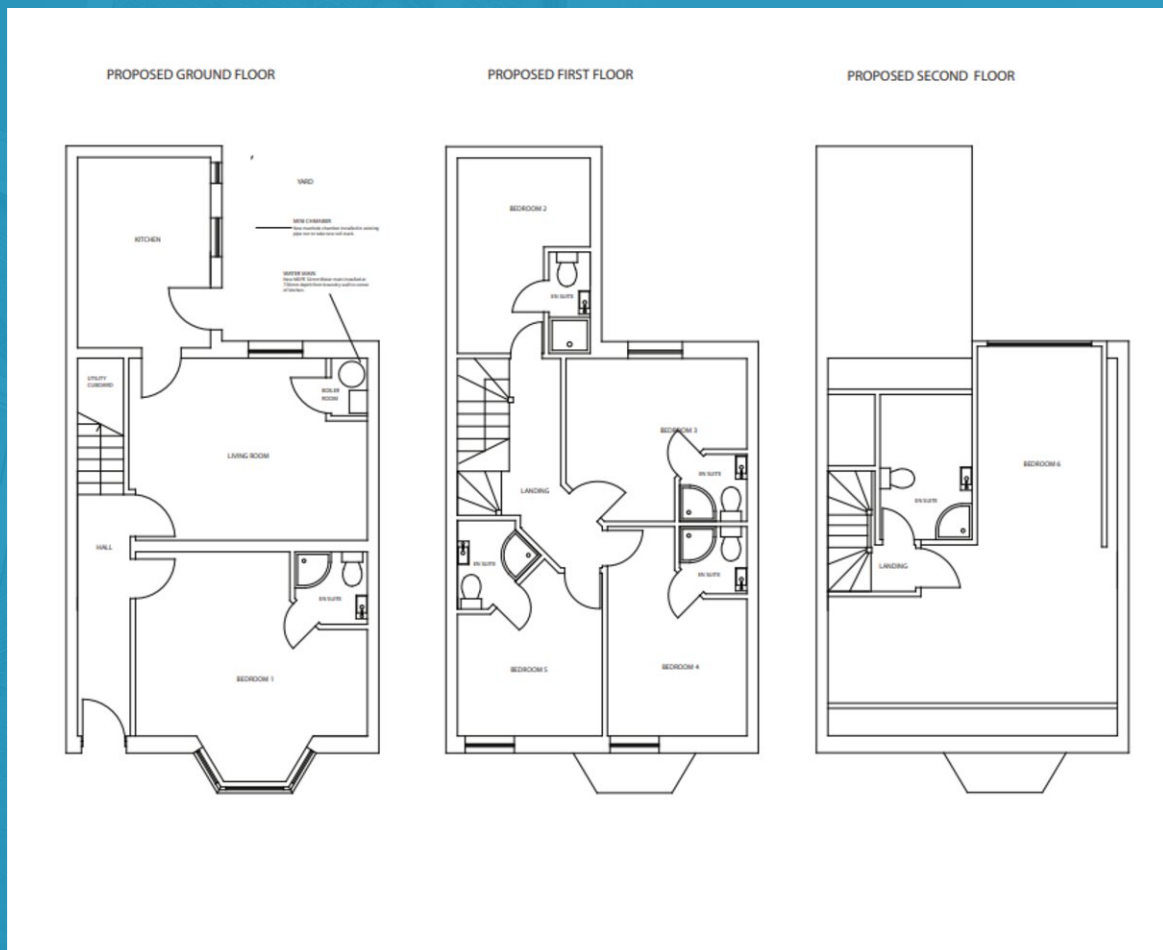
Gas / Electric - £200 / Water - £42.97 / Council Tax - £148.55 /

TV License - £15 / Cleaner - £52.50 / Broadband - £32.40 /

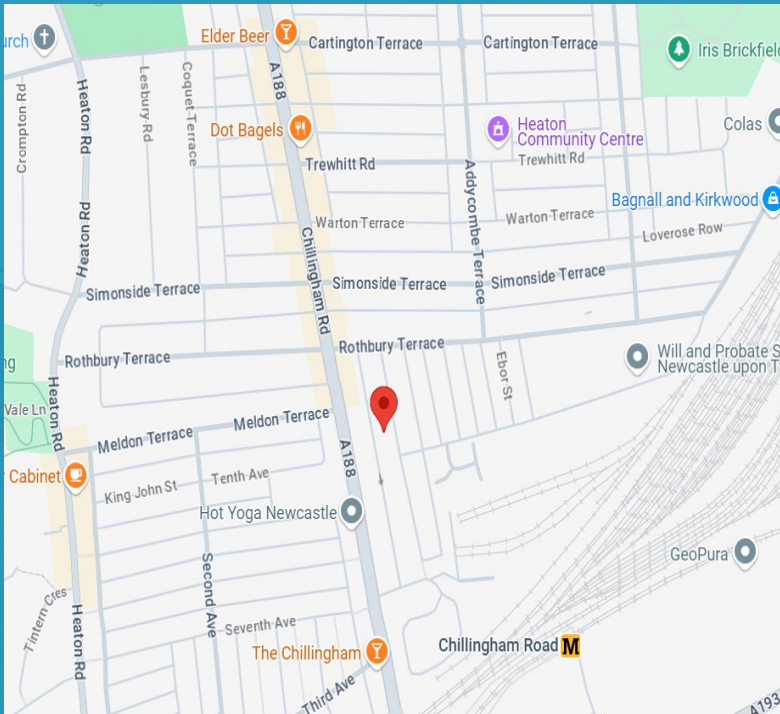
Management £344.60

Total; £836.02 PCM / £10,032.24 PA

Floorplan



Location



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Buyer's fee

2% + VAT

Contact us

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**Whitby Court, Abbey Road, Shepley,
Huddersfield, HD8 8EL**

These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.