



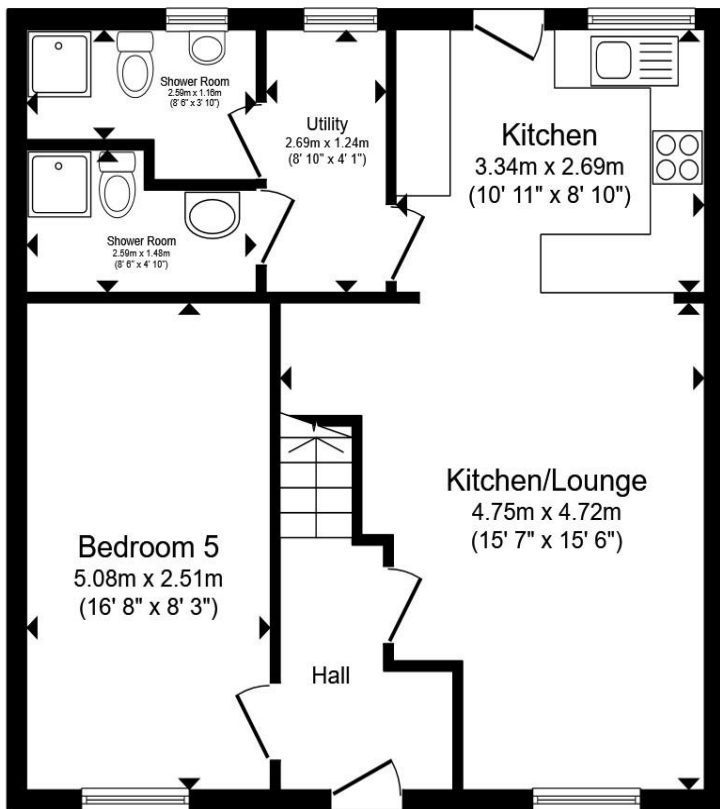
**Merchant Street, Derby DE22 3AN**

**welcome to**

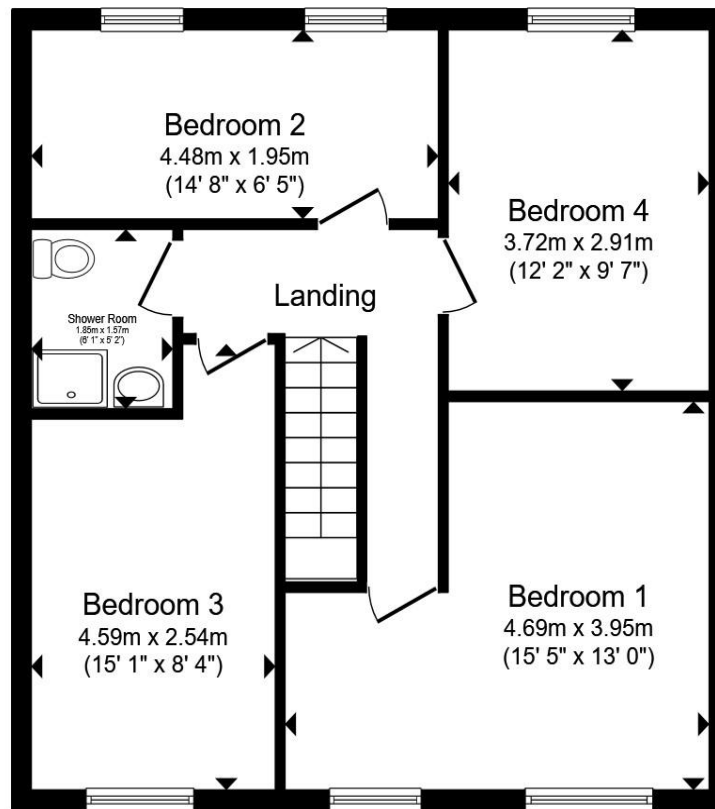
**Merchant Street, Derby**

This mid-terrace property is a fully licensed HMO comprising of five occupied and furnished bedrooms, with a projected income of £2,325pcm.





**Ground Floor**



**First Floor**

Total floor area 117.2 m<sup>2</sup> (1,261 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Hallway**

**Lounge**

15' 7" Max x 15' 6" Max ( 4.75m Max x 4.72m Max )

**Kitchen**

**Utility Room**

**Shower Room 1**

**Shower Room 2**

**Bedroom 5**

16' 8" x 8' 3" ( 5.08m x 2.51m )

**Stairs & Landing**

**Bedroom 1**

13' Max x 15' 5" Max ( 3.96m Max x 4.70m Max )

**Bedroom 2**

14' 8" x 6' 5" ( 4.47m x 1.96m )

**Bedroom 3**

15' 1" Max x 8' 4" Max ( 4.60m Max x 2.54m Max )

**Bedroom 3**

15' 1" Max x 8' 4" Max ( 4.60m Max x 2.54m Max )

**Bedroom 4**

12' 2" x 9' 7" ( 3.71m x 2.92m )

**Shower Room 3**

welcome to

## Merchant Street, Derby

- INVESTMENT ONLY - Licensed HMO
- Approximately £2,325pcm Projected Gross Income
- Located off Ashbourne Road, Close to the University & City Centre
- Five Bedrooms, 3 Shower Rooms, Generous Communal Space

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£250,000**



This mid-terrace property is a fully licensed HMO arranged as five individual lets, currently accumulating a combined rental income of approximately £2,100 per calendar month. The property will be sold vacant offering an opportunity to re-let at an enhanced level. The projected rental income is estimated at £2,325 per calendar month, equating to £27,900 per annum.

The location is ideal due to its close proximity to the University of Derby, Derby City Centre, and a short drive from the Royal Derby Hospital, along with nearby amenities including Kingsway Retail Park and Markeaton Park.

On the ground floor, the property comprises a living room, kitchen, utility room, two shower rooms, and a double bedroom. The first floor offers four further double bedrooms and a third shower room. Externally, the property benefits from a generous lawned rear garden with patio area, providing attractive communal outdoor space for tenants.

Based on the anticipated post-tenancy income of approximately £27,900 per annum, the property delivers a revised pre-tax yield of approximately 10.5%, making this a strong and well-located HMO investment opportunity with scope for immediate income growth.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121827](https://www.bagshawsresidential.co.uk/Property/DBY121827)



Property Ref:  
DBY121827 - 0005

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