48 Athol Street

Middlesbrough, TS1 4LB

High-Yield HMO Investment | 16.8% Projected Gross Yield | Established Student Market

An exciting opportunity for investors seeking strong rental returns from an established student HMO in central Middlesbrough. This fully renovated, HMO-licensed property at 48 Athol Street offers projected income of £1,750 PCM (£21,000 per annum) at maximum occupancy, equating to an impressive 16.8% gross rental yield.

With its proximity to Teesside University, established student rental demand and up-to-date compliance, this is a compelling addition to any income-focused property portfolio.

Asking Price £125,000

48 Athol Street

Middlesbrough, TS1 4LB

4 4 1 D

- Projected rental income: £1,750 PCM at full occupancy
- Established long-term student HMO
- Fully Licensed HMO
- Projected annual rental income: £21,000
- Projected rental yield: 16.8%
- Prime central Middlesbrough location
- Brand New EICR as of May 2026
- Up to Date CP12 and EPC
- Highly Sought After Turnkey, Operational and Fully Modernised HMO
- Buyers Premium Fee: £5,500+VAT

A fantastic opportunity to acquire a long-established student HMO investment in a prime central Middlesbrough location, ideally positioned for access to Teesside University and the town centre.

The property has been fully renovated and modernised, offering an attractive turnkey investment for both experienced landlords and investors looking to add a high-yield HMO to their portfolio.

The property operates under an HMO licence and benefits from its established use as a student rental property.

Prime Student Location
Situated on Athol Street in central Middlesbrough, the property is well placed to benefit from the strong and established student rental market associated with Teesside University.

Its central position provides convenient access to the university, local amenities, shops, restaurants, transport links and Middlesbrough town centre, making it an appealing location for student tenants.

At maximum occupancy, the property is projected to generate £1,750 per calendar month, equating to £21,000 per annum.

Based on the projected rental income, the property offers an impressive 16.8% gross rental yield, making it an attractive proposition for investors seeking strong rental returns.

Whether you are an experienced HMO landlord looking to expand your portfolio or an investor seeking a high-yielding property with established student demand, 48 Athol Street represents an excellent opportunity to acquire a modernised, licensed HMO in a strong central location.

Projected Income: £1,750 PCM | £21,000 PA | 16.8% Projected Gross Yield

Buyers Premium Fee: £5,500+VAT

A genuine high-yield investment with the fundamentals already in place.

The property combines strong projected rental income, HMO licensing, a prime student location and recent refurbishment, providing investors with an attractive opportunity to acquire a ready-to-operate asset with significant income potential.

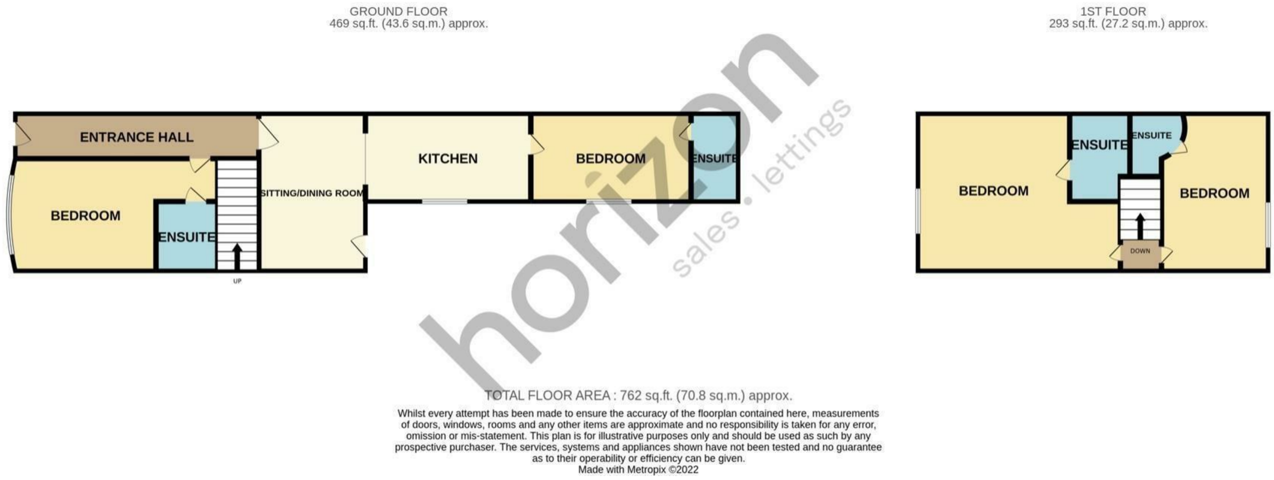
Whether you are looking to grow an existing HMO portfolio, increase portfolio yield or acquire a turnkey student investment, 48 Athol Street deserves serious consideration.

Projected £21,000 annual income | 16.8% gross yield | HMO licensed | Fully renovated

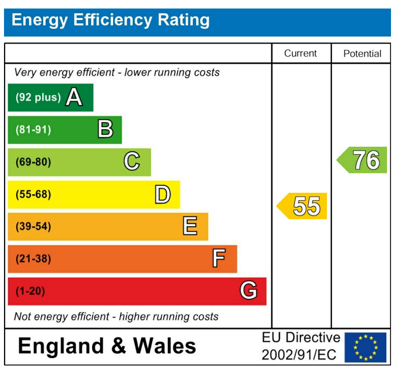
Directions




Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



57 Gilkes Street, Middlesbrough, TS1 5EL
Tel: 01642 989679 Email: contact@horizonsaleslettings.co.uk https://www.horizonsaleslettings.co.uk/