



32 Portland Street
Lincoln, Lincolnshire, LN5 7JX

£500,000

4 Self-Contained Flats

- Freehold
- 4 Modern Apartments
- Currently Achieving £59,325, with pre lets agreed for next year
- Over 11.8% Yield
- Ready Made Investment
- City Centre Location
- Council Tax Bands - A
- EPC Ratings Flats 1-3 - E
- EPC Rating Flat 4 - D

[Click here to access the Energy Performance Certificate for 32 Portland Street, Lincoln, Lincolnshire, LN5 7JX](#)



Overview

READY MADE INVESTMENT ACHIEVING £59,325 ANNUALLY

Pygott & Crone are delighted to offer for sale this spacious home split into 4 flats located in a superb central location close to the City Centre.

The property itself is split into 4 Apartments which are currently let and the Owner has advised us it is achieving the following annual income: Flat 1 - £11,750, Flat 2 - £20,145, Flat 3 - £15,700, Flat 4 - £11,730. This equates to a gross income of £59,325 annually. The home makes the ideal investment whilst also offering an abundance of modern features throughout.

To avoid missing out please contact Pygott and Crone Today on 01522 568822.

Agent's Note: Flat 2 has been granted C4 Change of use, which allows the flat to be rented out to 3 individual tenants, allowing for a higher income.

We have been advised by the vendor that the property is currently let and the property is to be sold with tenants in situ. The property is fully let for 2025/26 as well. The buyer will need to confirm with their solicitor.







Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

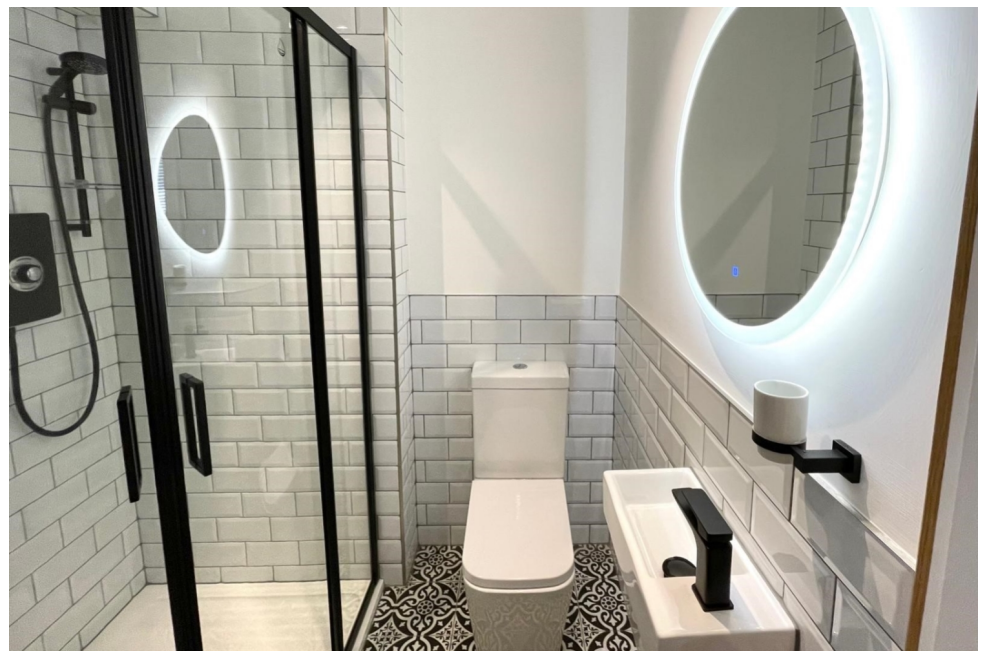


Bianca van Tonder
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.





Houses. Homes. Harmony.



32 Portland Street, Lincoln
is on the market with our Lincoln branch

36a Silver Street, Lincoln LN2 1EW

01522 568822