

# PRIME DERBY HMO INVESTMENT: 17 CHARNWOOD STREET, DE1 2GU

<https://palaceauctions.com>

## 8-Bed Investment Property in Derby

17 Charnwood Street, Derby DE1 2GU

**Guide Price: £410,000 | Current Income: £52,000 per Annum (Fully Let)**

### PROPERTY OVERVIEW

An exceptional investment opportunity in the heart of Derby. This substantial detached property features 8 spacious bedrooms, making it an ideal choice for investors seeking robust rental income. Fully tenanted and generating £52,000 per annum, this property offers strong returns in a prime city centre location.

### KEY FEATURES

- 8 Spacious Bedrooms
- Fully Let Producing £52,000 PA
- Freehold Detached Property
- Blue & Green UPVC Windows
- Two Modern Blue Entrance Doors
- Enclosed Front Yard with Paved Pathways
- Central Derby Location
- Close to University of Derby
- Near Intu Derby Shopping Centre
- Excellent Transport Links
- Local Shops, Bars & Restaurants

### AMENITIES

- Gas Central Heating
- Modern Kitchens & Bathrooms
- High-Speed Internet Access
- Security Alarm System

### PRICING & AVAILABILITY

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**Current Income: £52,000 per Annum (Fully Let)**

### WHY BUY WITH PALACE AUCTIONS?

- Proven Investment Track Record
- Expert Property Management Support
- Transparent Buying Process

Contact us today to secure this lucrative investment



**£410,000**

Exceptional 8-bedroom, 8-ensuite detached freehold HMO in Derby city centre, fully let and generating a robust 12.7% gross yield. Ideal for discerning investors seeking high returns, prime location, and long-term growth. Property Overview Presenting an outstanding investment opportunity in the heart of Derby: 17 Charnwood Street, DE1 2GU. This substantial detached freehold property comprises eight [...]

- 8 beds
- 8 baths
- houses, investment, student investment accommodation
- HMO, houses, Investment Properties for Sale
- for sale by auction



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## Category

**Apartments:** YES

**Off market property:** no

**House:** YES

**Investment property:** yes

**Commercial property:** YES

**Other Real estate:** YES

**Value add opportunity:** yes

**Land:** no

**Land with Development:** no

**HMO investment:** yes

**Hotels and apartment hotels:** YES

**Mixed commercial and Resi:** YES

**Below Market value:** NO

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## Description

**Refer to Terms & Conditions:** Array

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## Building Details

**Parking:** yes

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## Amenities & Features

**Amenities:** 8  
ensuite  
bathrooms

**Features:** compliant with HMO licensing standards, Detached Freehold  
HMO: 8 spacious bedrooms, Fully Let: Current annual income of £52000,  
Modern Layout: Thoughtfully designed communal kitchen and living spaces,  
Prime Location: Central Derby 0.5 miles from Derby Railway Station,  
Turnkey Investment: Professionally managed

