



46 Queens Road, Great Yarmouth
£500,000

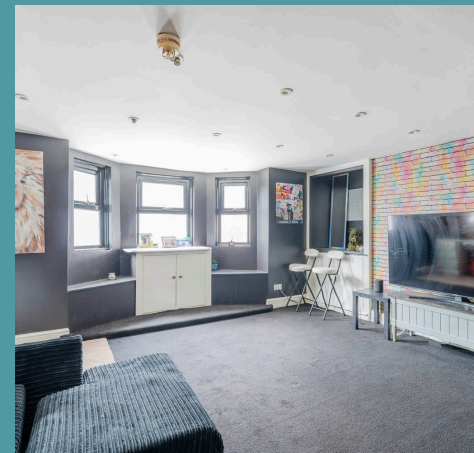
46 Queens Road

Great Yarmouth

An exceptional opportunity to acquire a high-performing, fully compliant 18-bedroom HMO with an additional self-contained 1-bedroom flat, located in the heart of Great Yarmouth, Norfolk. Offered chain-free, this established and licensed HMO provides a rare opportunity to purchase a significant income-generating asset offering a 28% gross yield and consistent occupancy. Owned and operated for over 10 years, the property is fully tenanted with long-term occupants, with a valid HMO licence in place until September 2026.

Location

Queens Road is a prominently positioned residential thoroughfare situated within close proximity to the centre of Great Yarmouth, Norfolk. The location benefits from convenient access to a comprehensive range of local amenities, including retail outlets, educational institutions, and public transport services. Additionally, the renowned seafront and expansive sandy beaches are located within walking distance, further enhancing the area's appeal. Queens Road presents an attractive setting that combines accessibility with the traditional character and coastal charm associated with this historic town.





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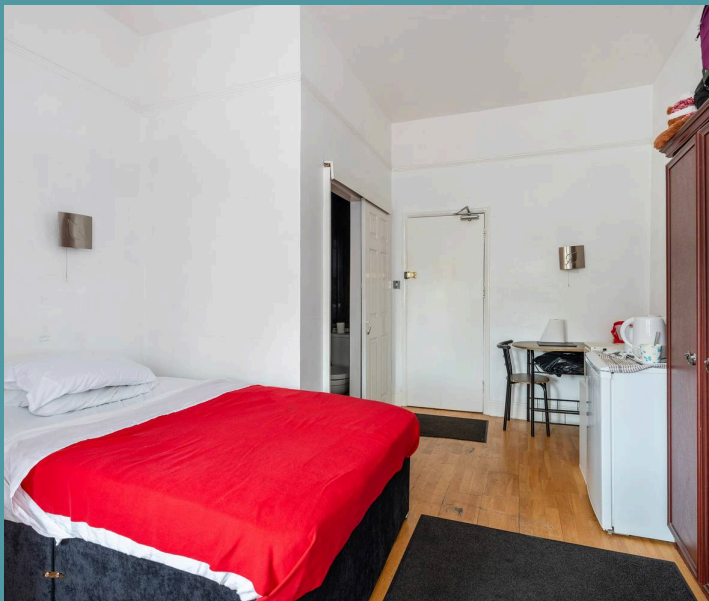
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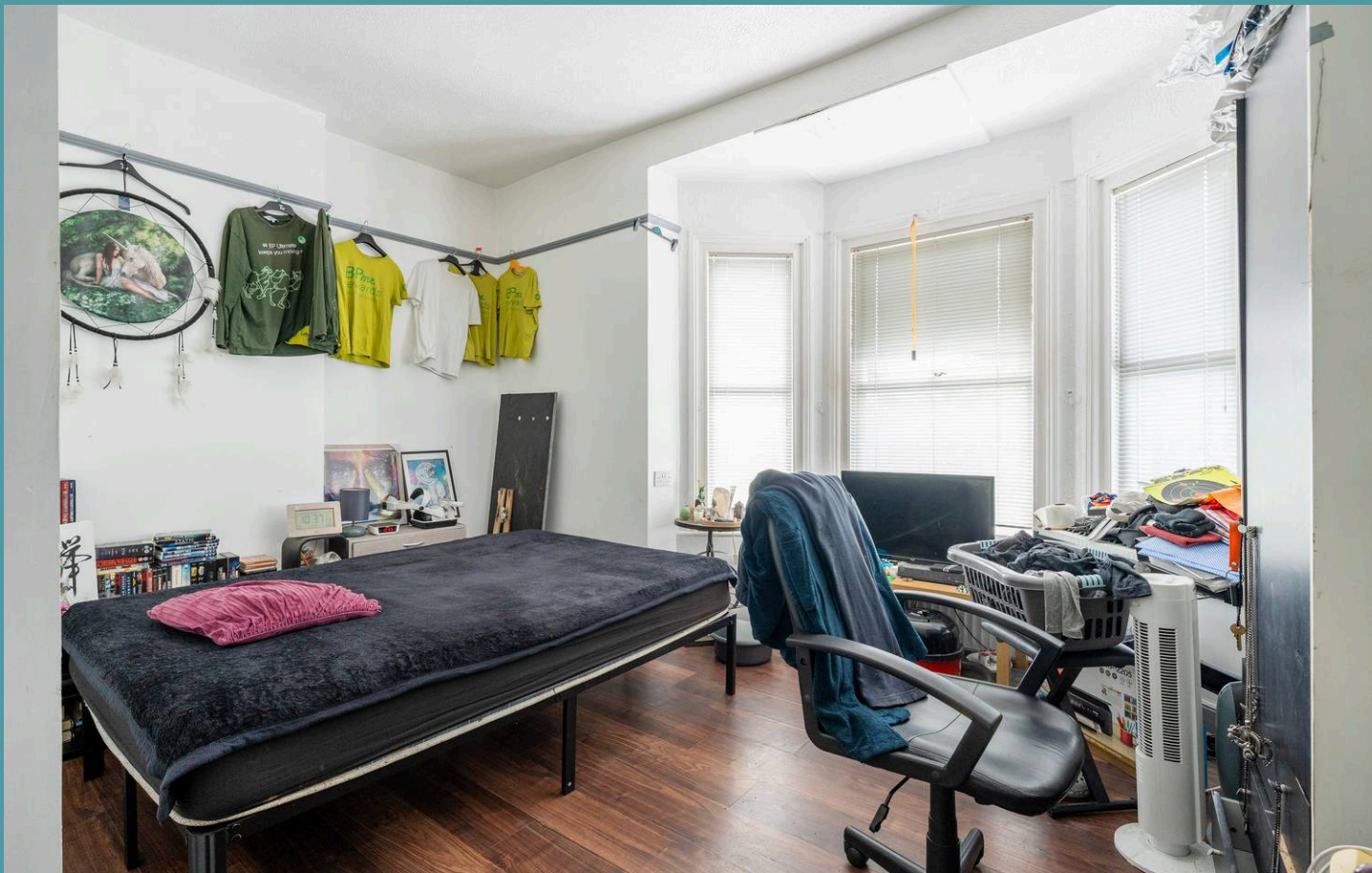
The building is fully compliant with HMO regulations, holding a current licence valid until September 2026. A successful inspection was carried out by the local council just six months ago, confirming the property meets all relevant safety and operational standards. All 18 rooms are occupied by long-term tenants, ensuring stable and consistent rental income.

The accommodation is arranged over multiple floors and includes a mix of single and double bedrooms, alongside kitchen, lounge, and bathroom facilities to support comfortable communal living. The entire property is maintained and benefits from gas central heating, and a comprehensive fire safety system, including alarms and emergency lighting.

The ground floor flat, currently occupied by the owner. This unit could be retained for personal use, used for on-site management, or potentially converted into an additional income-generating unit.

Beyond its current layout, the property offers significant potential for further development. There are several secure store rooms within the building that are currently underutilised, as well as a large, accessible loft space. Both areas present excellent opportunities to create additional bedrooms, or further communal amenities (stpp).





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Agents note

16 rooms are let at £600pcm

1 flat is £750pcm

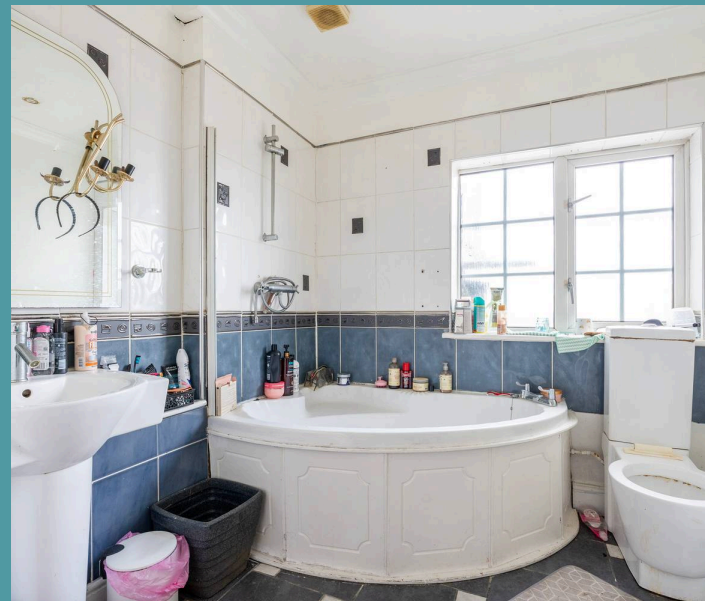
1 smaller flat is £500pcm

All rents include bills

Rent is due every 28 days, equating to 13 payments over the year

Council tax £320pcm

- High-yield investment with a 28% return
- Fully licensed 18-bedroom HMO until September 2026
- Chain free
- Successfully operated as an HMO for over 10 years
- All rooms currently let on long-term agreements
- Recently inspected by the council just 6 months ago
- Multiple communal kitchens, lounges, and bathroom facilities providing practical shared living spaces
- Prime location within the coastal town of Great Yarmouth



Basement
1202 sq.ft. (111.7 sq.m.) approx.



Ground Floor
1955 sq.ft. (181.6 sq.m.) approx.



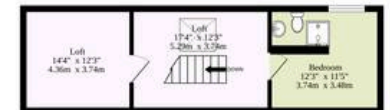
1st Floor
1604 sq.ft. (149.0 sq.m.) approx.



2nd Floor
1752 sq.ft. (162.8 sq.m.) approx.



3rd Floor
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 7050 sq.ft. (655.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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