

Chambers

Estate Agents



Salisbury Road, Cardiff, CF24 4AD
Asking Price £525,000



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44 Salisbury Road, Cathays presents an excellent 6-bedroom HMO investment opportunity in the heart of one of Cardiff's most established student locations. Currently generating £39,675 per annum in rental income, the property offers a circa 8% gross yield and is fully Rent Smart Wales compliant as a 6 bed. Planning permission is already in place to increase the property to 7 bedrooms, with further potential to create an 8-bedroom


6 Bedrooms


2 Bathrooms


2 Receptions





Six-Bed HMO | £39,675 Annual Rental Income | Circa 8% Yield | Planning Permission for 7 Beds | Potential for 8 Beds - New Kitchen installed in 2025 to accommodate the expansion. At current rent levels, an 8 bed would achieve £53,000 which is closer to a 10% yield.

An excellent opportunity to acquire a substantial six-bedroom HMO in the heart of Cathays, one of Cardiff's most established and sought-after student locations.

Currently producing £39,675 per annum in rental income, the property offers an attractive circa 8% gross rental yield, providing investors with a strong existing income stream and further scope to increase returns through the property's existing planning potential.

The property is fully compliant with Rent Smart Wales requirements as a six bed, offering an established and ready-to-run HMO investment. Rent Smart Wales registration and licensing form an important part of the regulatory framework for privately rented property in Wales.

Development & Value-Add Potential

A particularly attractive feature of the property is the planning permission already in place to convert the existing six-bedroom HMO into a seven-bedroom property. This provides an incoming investor with a clear opportunity to increase the accommodation provision and potentially enhance the rental income.

Tenure: To be advised

EPC: D

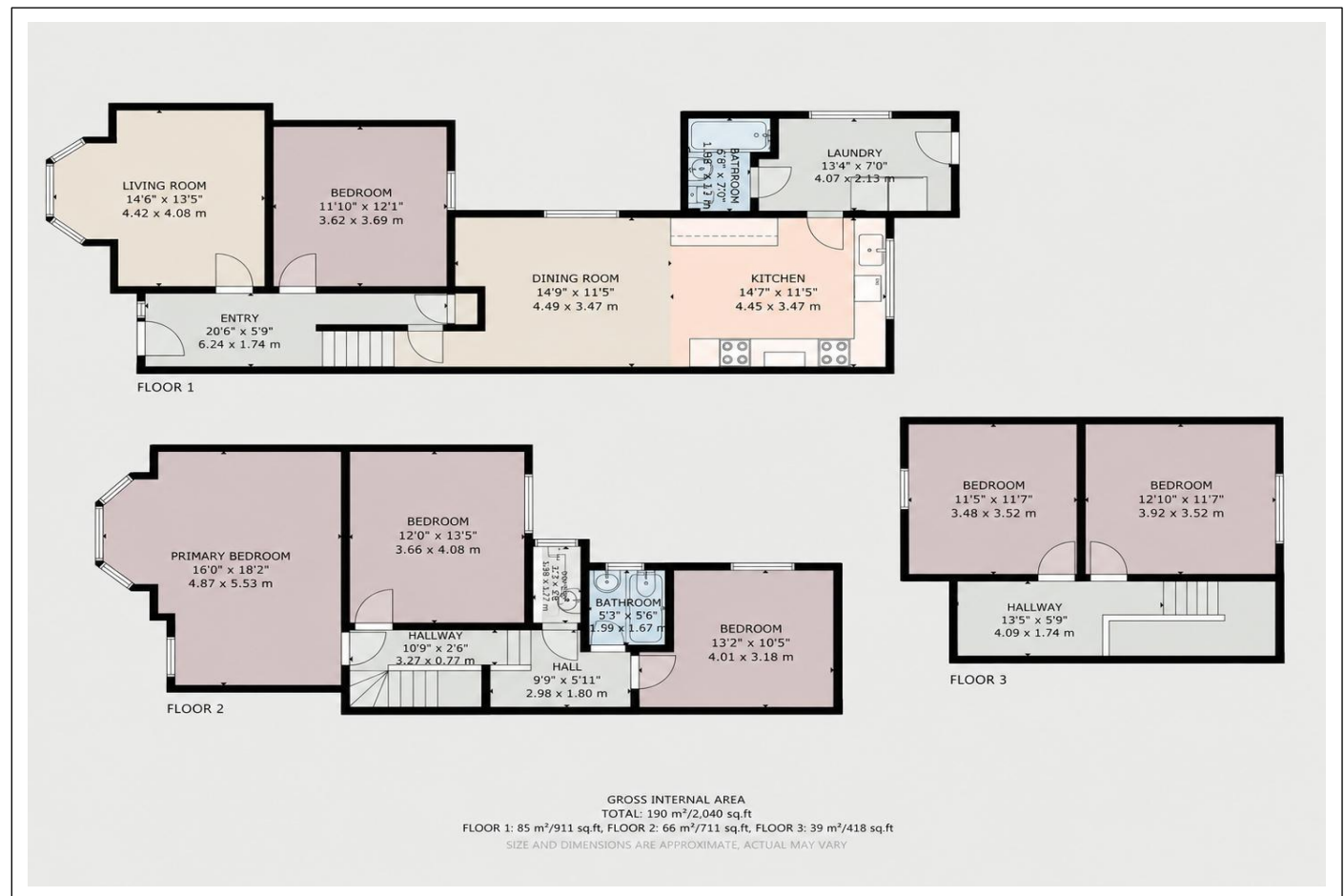
Council Tax Band: G

Total area (approx.): 2040 sq ft



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