



YUPELET PORTFOLIO

Established high yielding portfolio comprising a total of 176 letting rooms

yupelet

INVESTMENT CONSIDERATIONS

- Portfolio comprising 30 properties, of which 29 are held Freehold
- A mix of PRS apartments, family housing, student accommodation and HMO providing a total of 176 letting rooms
- The portfolio has a strong letting history, currently producing a gross income of £1,104,572 per annum
- The properties are spread across 3 main locations in Hull - Town Centre (HU1), The Avenues (HU5) and Kingswood (HU7)
- Established local branding “Yupelet” is available as part of the sale, to include a website
- Compliance and licensing up to date, with EPC all rated C and above, with only the office being a D
- Asset management opportunities include refurbishment to enhance rental/capital returns, piecemeal break up and management economies of scale
- **We are instructed to seek offers in excess of £10,350,000 (Ten Million, Three Hundred and Fifty Thousand Pounds), for the portfolio, subject to contract and existing tenancies. A purchase at this level reflects a gross yield of 10.67%**



TENURE

Freehold x 29 / Long Leasehold x 1.

LOCATION

Hull is located within the East Riding of Yorkshire. The city forms a key economic centre within the wider Humber region and benefits from a diverse and evolving economy. Traditionally built on maritime industries such as fishing, shipping and logistics, Hull remains a major UK port handling significant volumes of cargo each year. In recent years, the area has seen substantial investment, strengthening sectors such as renewable energy, advanced manufacturing, digital technologies and scientific research. This economic activity is supported by continued regeneration and cultural development, including improvements to the city centre and a growing visitor economy following Hull's designation as UK City of Culture in 2017.

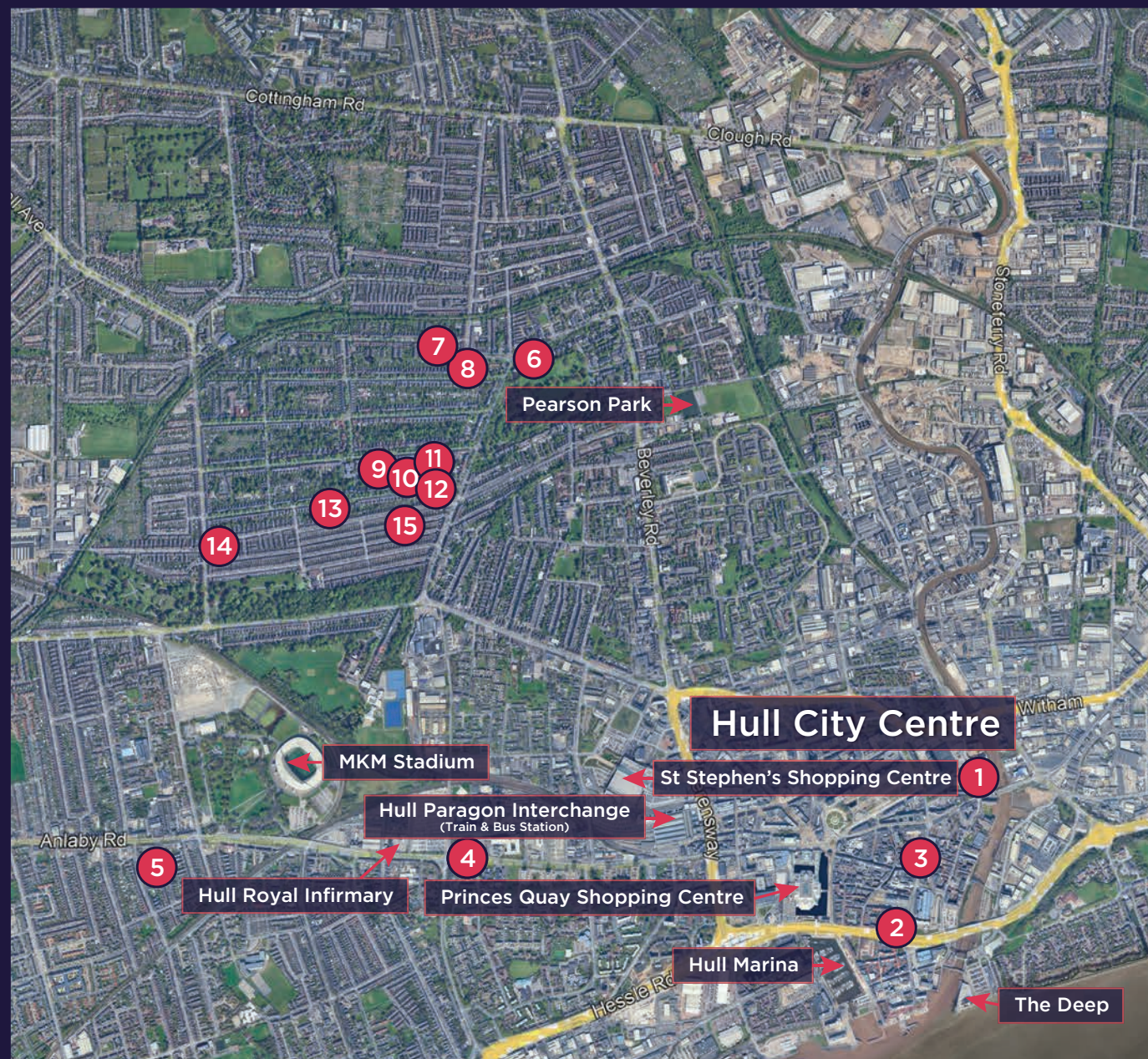
Hull's economy is underpinned by specialisms in renewable energy, particularly offshore wind, with Siemens Gamesa's wind turbine blade facility forming part of the Green Port Hull development. The city also benefits from strong clusters in digital innovation, logistics, food processing and chemicals. Key contributors include Siemens Gamesa, Reckitt's Centre for Scientific Excellence, Cargill and the C4DI technology incubator, supported by world leading research institutes at the University of Hull. Hull is also the UK's first "full fibre city", offering gigabit speed broadband that enhances its competitiveness and supports both business growth and smart city development.



Hull has a population of approximately 275,400 (mid 2024 estimate) and serves a broad urban and rural catchment across the Humber region. The city is well connected, with Hull Paragon Interchange acting as the main transport hub providing integrated rail, bus and coach services. Road links extend effectively across the region, and Hull's port offers direct access to national and international trade routes. Digital infrastructure is particularly strong, complementing the city's wider economic strengths and supporting future growth.



Map No.	Address	Postcode
1	Haworth House, 202 High Street	HU1 1HA
2	Burnett House flats, Castle street, Hull	HU1 1SH
3	Cogan House, Bowlalley Lane, Hull	HU1 1YT
4	215 Anlaby Road	HU3 2PG
5	56 Sandringham Street	HU3 6EB
6	41 Pearson Park, Hull	HU5 2TG
7	35 Ella Street	HU5 3AH
8	40 Victoria Avenue	HU5 3DR
9	75a Westbourne Avenue, Hull	HU5 3HW
10	Marlborough House, 99 Princes Avenue	HU5 3JS
11	10 Marlborough Avenue	HU5 3JS
12	12 Marlborough Avenue	HU5 3JS
13	123 Marlborough Avenue	HU5 3JU
14	91 Perth Street	HU5 3NU
15	45 Blenheim Street	HU5 3PR



Satellite map showing indicative house locations. See [link](#)

Map No.	Address	Postcode
16	60 Washington Street	HU5 1PW
17	21 The Ryedales, Ryde Street	HU5 1QD
18	23 The Ryedales, Ryde Street	HU5 1QD
19	5 Beaconsfield Gardens	HU5 2JD
20	4 Raglan Street	HU5 2JN
21	5 Tavistock Street	HU5 2LH
22	16 Ventnor Street	HU5 2LP
23	46 Ventnor Street	HU5 2LR
24	29 Falmouth Street	HU5 2LS
25	52 Hardy Street	HU5 2PJ
26	39 Shinewater Park	HU7 3GG
27	50 Hornscroft Park, Kingswood	HU7 3GS
28	78 Hornscroft Park, Kingswood	HU7 3GS
29	81 Hornscroft Park, Kingswood	HU7 3GS
30	5 Budworth Park	HU7 3JW



Satellite map showing indicative house locations. See [link](#)

PROPERTIES

The portfolio comprises a diverse range of high quality residential properties, including student accommodation, young professional HMOs, family homes, and premium detached houses. Stock includes terraced, end terrace, detached, and larger villa style Grade II listed buildings, offering between 1 and 12 bedrooms. The older properties date back to the mid-late 1800s with some of the more recent modern homes having being built from the 2000s onwards.

The vast majority of properties (except from 3) are let on a fully furnished basis and include 42 - 50" smart TV's, leather sofas, dishwasher, alarm, washing machine, dryer, microwave, garden furniture, along with items down to crockery & cutlery etc.

There are video tours of each property and further information available in the data room.

TOTAL CURRENT GROSS RENTAL RESERVED / RUNNING COSTS

The total current gross income equates to £1,104,572 per annum.

The rental agreements on an inclusive bill's basis include council tax, gas, electric, cleaning, water and TV licence.

The total cost for the above outgoings in 2025 was £163,878 per annum.

Please see the data room for a full breakdown of these costs.



TENANCIES

The majority of rooms within the portfolio are let subject to individual ASTs and there are some single-family AST lettings.

Please refer to the data room for a detailed Accommodation and Tenancy Schedule setting out the individual AST rental details for each room within each property.

SUMMARY ACCOMMODATION AND TENANCY SCHEDULE

	Address	Postcode	EPC	No. Rooms	Gross Rent pa
1	Haworth House, 202 High Street	HU1 1HA	C (78)	12	£92,040
2	Burnett House flats, Castle street, Hull	HU1 1SH	7 x B	7	£67,700
3	Cogan House, Bowlalley Lane, Hull	HU1 1YT	16 x C	18	£117,900
4	215 Anlaby Road	HU3 2PG	C (71)	9	£61,672
5	56 Sandringham Street	HU3 6EB	C (72)	4	£9,300
6	41 Pearson Park, Hull	HU5 2TG	C (70)	11	£81,536
7	35 Ella Street	HU5 3AH	C (72)	5	£28,600
8	40 Victoria Avenue	HU5 3DR	C (70)	8	£50,960
9	75a Westbourne Avenue, Hull	HU5 3HW	C (70)	6	£43,680
10	Marlborough House, 99 Princes Avenue	HU5 3JS	C (75)	10	£69,836
11	10 Marlborough Avenue	HU5 3JS	C (71)	7	£44,200
12	12 Marlborough Avenue	HU5 3JS	C (72)	7	£43,680
13	123 Marlborough Avenue	HU5 3JU	C (69)	6	£37,440
14	91 Perth Street	HU5 3NU	C (69)	3	£8,340
15	45 Blenheim Street	HU5 3PR	C (69)	3	£13,200
16	60 Washington Street	HU5 1PW	C (69)	3	£15,000
17	21 The Ryedales, Ryde Street	HU5 1QD	C (69)	2	£9,000
18	23 The Ryedales, Ryde Street	HU5 1QD	C (69)	2	£9,000
19	5 Beaconsfield Gardens	HU5 2JD	C (73)	2	£12,000
20	4 Raglan Street	HU5 2JN	C (73)	4	£18,500
21	5 Tavistock Street	HU5 2LH	C (69)	4	£18,000
22	16 Ventnor Street	HU5 2LP	C (69)	4	£18,720
23	46 Ventnor Street	HU5 2LR	C (69)	4	£23,000
24	29 Falmouth Street	HU5 2LS	C (72)	4	£23,460
25	52 Hardy Street	HU5 2PJ	C (71)	4	£20,160
26	39 Shinewater Park	HU7 3GG	C (75)	5	£31,876
27	50 Hornscroft Park, Kingswood	HU7 3GS	C (78)	5	£30,316
28	78 Hornscroft Park, Kingswood	HU7 3GS	C (77)	6	£37,440
29	81 Hornscroft Park, Kingswood	HU7 3GS	C(76)	6	£38,480
30	5 Budworth Park	HU7 3JW	C (73)	5	£29,536
Total:				176	£1,104,572

Based on existing tenancies as of October 2025.



LETTING AND PORTFOLIO MANAGEMENT

The portfolio is currently managed by the Vendor under the Yupelet brand, a well-established and widely recognised brand in Hull. The Yupelet website and branding is available as part of the portfolio sale. The portfolio and Yupelet brand has been built over 30 years and pioneered high end HMOs with quality houses in premium locations, which are now subject to Article 4 restrictions in the most part.

PROPOSAL

We are instructed to seek offers in excess of **£10,350,000 (Ten Million, Three Hundred and Fifty Thousand Pounds)**, for the portfolio, subject to contract and existing tenancies. A purchase at this level reflects a **gross yield of 10.67%**.

PLANNING

A number of the properties are Listed, and some fall within Conservation Areas. We have outlined which properties are affected in the full schedule available in the data room.

All properties requiring HMO licences are licensed by Hull City Council.

EPC

All certificates are available to view and download from the data room.

METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

A full suite of documents are available to view and download from the data room, please enquire with the sales team for access.

INSPECTION & FURTHER INFORMATION

The property may be inspected by prior appointment only via the vendor's sole selling agent, Lambert Smith Hampton.

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