




ON BEHALF OF FIXED CHARGE RECEIVERS STUDENT INVESTMENT OPPORTUNITY FOR SALE

7, 8 and 10 Wellington Street, Nottingham, NG7 1GN

Asking £1,600,000

Property Features

-  Three mid terrace student HMOs with a total of 23 rooms
-  Currently producing circa £55,000p.a. with potential to increase to c. £138,000p.a. once fully let
-  Located half a mile from Nottingham Trent University



CONTACTS

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The DESCRIPTION

The property provides x3 mid terraced, four storey HMOs with 23 bedrooms in total.

The properties are partially let and provide an excellent opportunity to acquire an investment portfolio. A summary of accommodation is provided below:

Number 7- 8 bedroom HMO

Number 8 - 8 bedroom HMO

Number 10- 7 bedroom HMO

The ground floor of number 8 provides a hallway, two double bedrooms and a WC. The lower ground floor provides an open plan kitchen/living room. The first floor provides two bedrooms and two shower rooms, the second floor comprises three double rooms and there is a further double room on the third floor. Externally, there is a front lawn.

We have only internally inspected number 8 but we understand that the internal configuration and sizes are similar across all three properties, although number 10 is slightly smaller having one less bedroom.



The ACCOMMODATION

Approximate floor areas for number 8 are as follows:

Lower Ground floor

Open plan kitchen/living- 31.40 m2

Ground floor

Bed 1- 12.71m2

Bed 2- 10.18m2

First floor

Bed 3 -11.96m2

Bed 4- 8.45 m2

Shower room- 3.08m2

Shower room - 3.05m2

Second floor

Bed 5- 8.69m2

Bed 6- 8.43m2

Bed 7- 8.52m2

Third floor

Bed 8- 13.44

Total- 114m2.



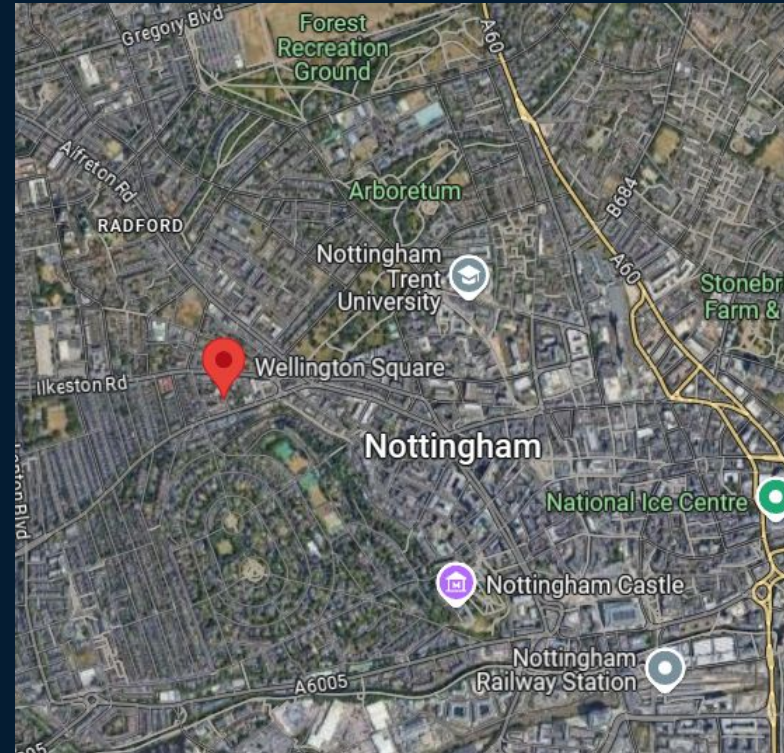
The SURROUNDINGS

LOCATION

Wellington Square is a residential area located around half a mile from Nottingham City Centre. It is a popular student area due to the proximity to the city centre, Nottingham Trent University and the University of Nottingham.

Access to the city centre is easy as it is within walking distance and there are bus routes along the two main roads either side of Wellington Square; Ilkeston Road and Derby Terrace. Nottingham Railway Station is around 1.5 miles away within the city centre.

Nottingham has a range of retailers, bars and nightlife which makes it popular with students and professionals alike.



The OCCUPANCY

We understand the occupancy position is as follows:

Number	Rent per person per week	Comments
7	£135	Currently occupied by three overseas students who are vacating in February 2025.
8	Vacant	
10	£120	We understand this is fully let to students on a 40 week contract.

We are advised that rents are net of bills.

TENURE INFORMATION

Number 7- Freehold under title number NT263993
Number 8- Freehold under title number NT314077
Number 10- Freehold under title number NT314069

EPC

7, 8 and 10 Wellington Square- D

COUNCIL TAX

7, 8 and 10 -C.

Charge for 24/25 is £2,248.61

HMO LICENCE

Number 7- Licence issued 18/11/22 an renewal due 01/05/27 for 8 occupants.
Number 8- Licence issued 18/11/22 an renewal due 01/05/27 for 8 occupants.
Number 8- Licence issued 18/11/22 an renewal due 01/05/27 for 7 occupants.

PRICE

£1,600,000

FURTHER INFORMATION

The properties are available as a portfolio but individual offers would be considered.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

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Photographs

