

Lenton Triangle Portfolio, Trinity Avenue, Nottingham



A PORTFOLIO OF SIX PROPERTIES. Fully let for the next academic year, these properties are a rare opportunity for a landlord to secure 43 bedrooms in the highly popular Lenton Triangle.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Overview

A rare opportunity for an investor to secure a range of high-yielding HMOs. Comfort Estates are proud to offer 6 properties comprising a grand total of 43 bedrooms, all located in the iconic Lenton Triangle. This purchase is sure to be an outstanding addition to any landlord's empire, significantly increasing their cash flow. The investment has an unwavering track record of being fully occupied and is always in high demand from student renters, with the next academic term being no exception. This portfolio will enable the buyers to utilise a stamp duty relief, promising a huge cash saving. All 43 rooms have tenancy agreements for the 2025/2026 season and is set to generate in the region of £283,712 pa, representing an approximate net yield of 8.6%.



Albert Grove

Albert Grove is a bay-fronted end-of-terrace property consisting of 8 bedrooms and three bathrooms spanning over three storeys. Total: 134.4m² Rental Income: £56,992 pa. Let Agreed For 25/26 Accademic Year

Rothsay Avenue

Rothsay Avenue is a mid-terraced, bay-fronted house with accommodation over three stories. This one offers 6 bedrooms and 3 bathrooms. Total: 119.7m² Rental Income: £39,000 Let Agreed For 25/26 Accademic Year

Harrington Drive

Harrington Drive is a 6 bedroom, 3 bathroom semi-detached house with accommodation spanning over three storeys. Total: 168m² Rental Income: £40,560 pa Let Agreed For 25/26 Accademic Year





GARDEN

Each property offers a courtyard-style garden with side access.





GROSS INTERNAL AREA
FLOOR 1: 89 m², FLOOR 2: 48 m², FLOOR 3: 31 m²
TOTAL: 168 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA
FLOOR 1 19.8 m², FLOOR 2 40.3 m², FLOOR 3 51.9 m², FLOOR 4 22.3 m²
EXCLUDED AREAS : PRIMARY BEDROOM 14.2 m², REDUCED HEADROOM 3.0 m²
TOTAL : 134.4 m²

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