



Oak
Property Consultants

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**For
Sale**

**Fully Let
Student
Investment**



55 Bentinck Road, Nottingham, NG7 4AG

5 Bedroom Student Investment for Sale

- Let for the 2020/2021 academic year at a gross rent of £26,400
- Also let for the 2021/22 academic year at a gross rent of £27,600
- Offers in the region of £375,000
- HMO Licence in place

Location

The property is located within Bentinck Road in the centre of Nottingham. The area is a well-established student area of the city and approximately 1 mile to the North of the main Nottingham Trent University campus.

The tram network is also close by providing direct access to Nottingham city centre and beyond.

Description

The property is of traditional brick construction under a pitched slate roof with accommodation over the ground, first and second floor.

Floor plans are set out overleaf with full dimensions. The property is let furnished and all landlords' fixtures and fittings will be included in the sale.

Rental

The property has been let for the 2020/21 academic year at £110 per person per week on the basis of a 48 week letting. The property is let on an inclusive of bills basis. The gross rent for the current academic year is £27,600. The property is also let for the 2021/22 academic year at a rental of £115 pppw producing £27,600.

Tenure

The property is to be sold freehold subject to the tenancies detailed above.

Price

Offers in the region of £375,000 are sought for the freehold interest subject to the tenancies.

HMO Licence

The property has the benefit of an HMO Licence and further details are available from the agents.



Please contact:
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07775 763015

EPC D - 58



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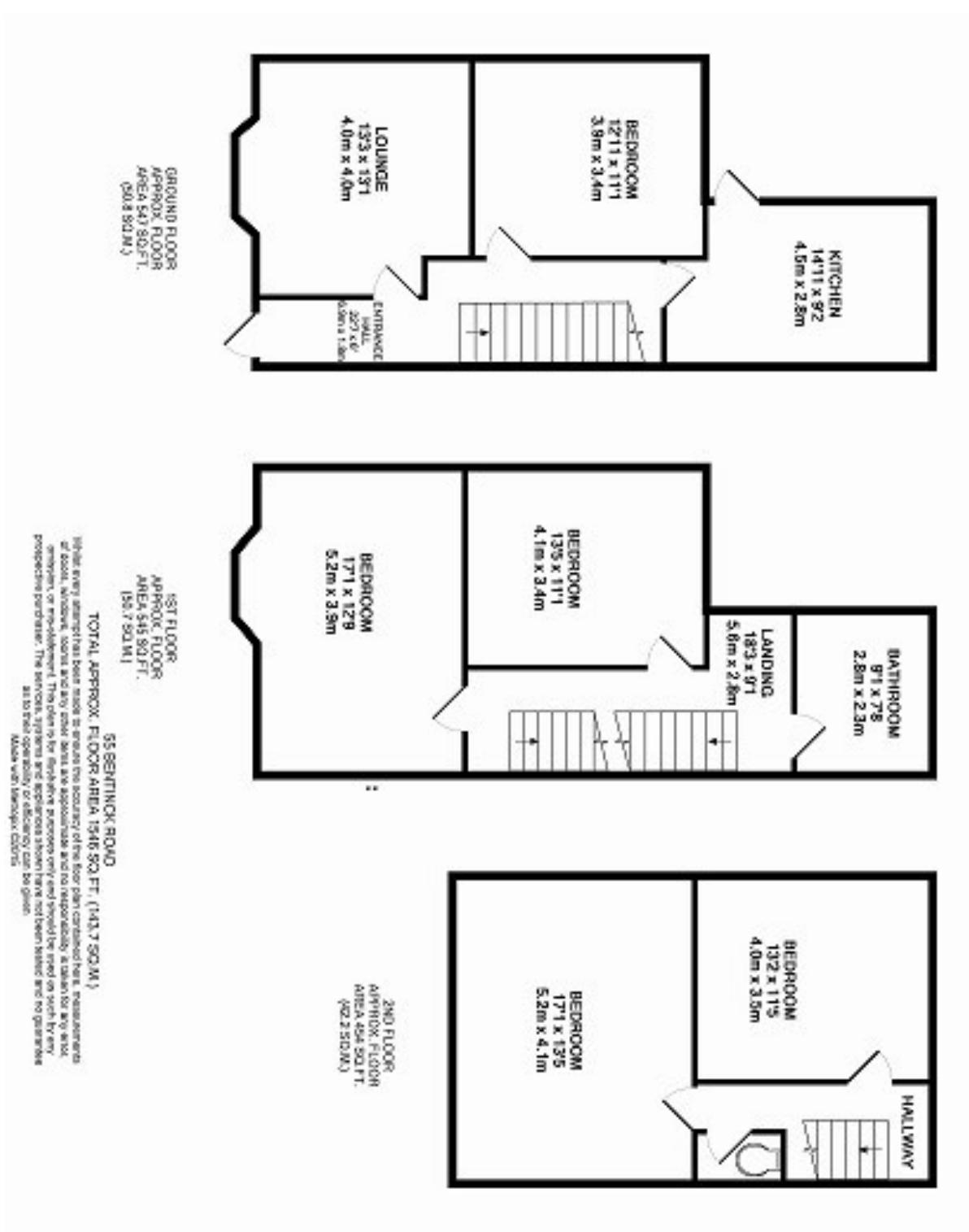
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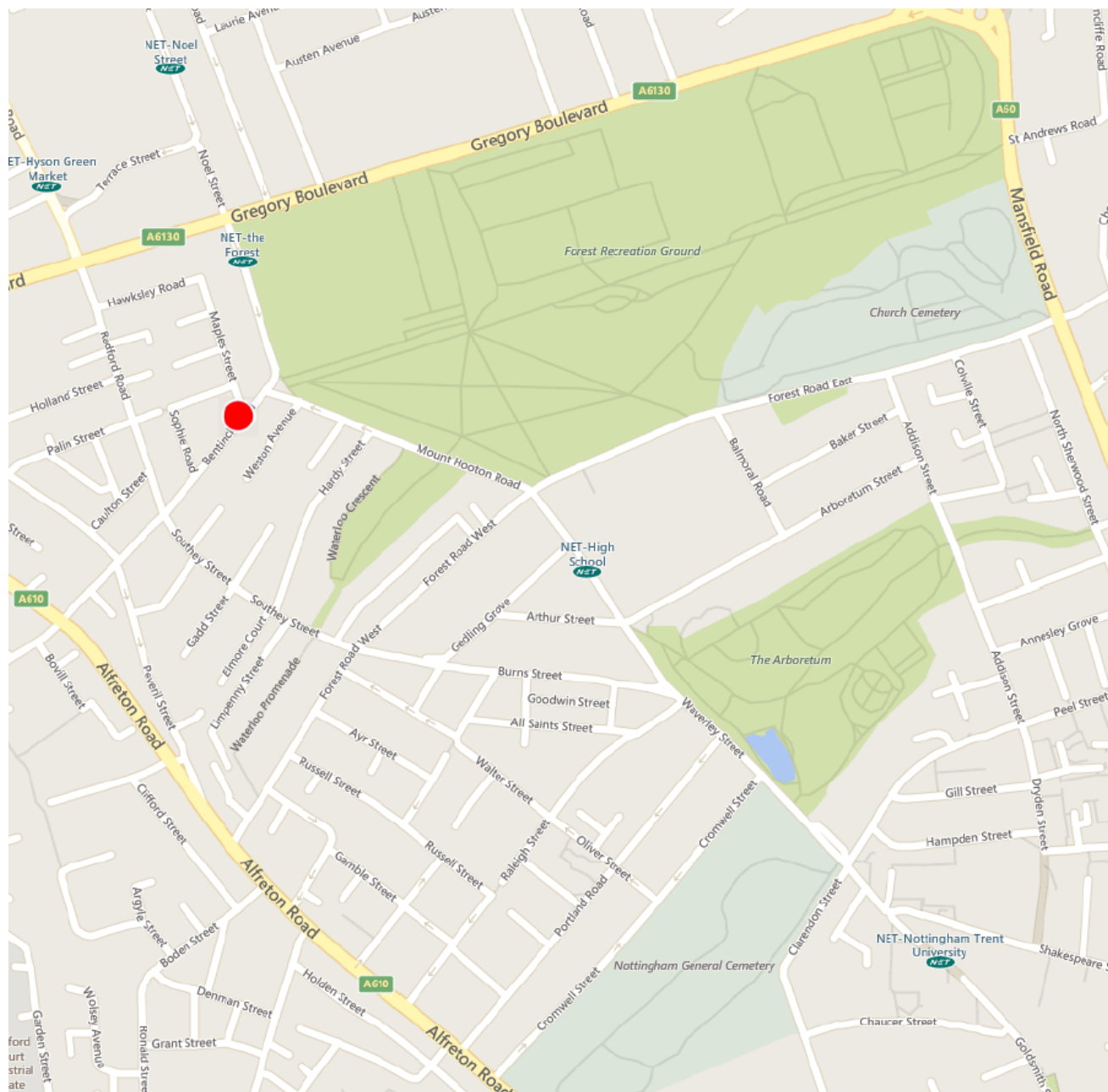
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MISREPRESENTATION ACT 1967

- All descriptions, dimensions, distances, floor areas, reference to condition, ratings assessments, references to tenure, necessary permissions for use and occupation and other details contained herein are made in good faith and are for general guidance only. Potential purchasers should satisfy themselves as to the validity of the information given.
- These particulars do not constitute part of an offer or contract. Neither Oak Property Consultants, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property.
- Guide prices and rental figures are quoted exclusive of VAT unless expressly stated to the contrary.
- The reference to any plumbing installations, mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Detailed tests have not been undertaken on any such installations or equipment and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements and also whether any connection charges are payable for services.
- Where these particulars relate to development sites, such particulars will have been prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to contract.
- We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.
- E&OE