



**Oak**  
Property Consultants

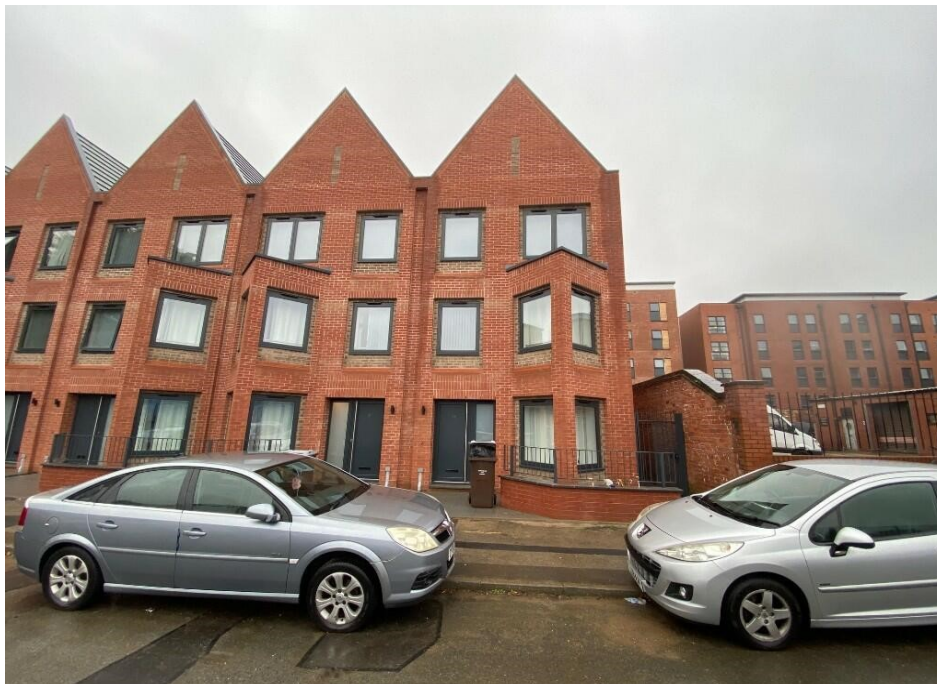
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**For  
Sale**

**Fully Let  
Student  
Investment**



## 11 Ayr Street, Nottingham, NG7 4FU

### 6 Bedroom Student Investment for Sale

- Let for the 2024/25 academic year at a rental of £169 per person per week producing a gross rental of £50,700 for the academic year
- Also let for the 2025/26 academic year at the same gross rental of £50,700

#### Location

The property is located within Ayr Street in the Arboretum area of the city. The property is situated approximately 1/2 a mile from Nottingham Trent University main campus as well as Nottingham City Centre.

#### Rental

The property has been let for the 2024/25 academic year at a rental of £169 per person per week on 50 week contract on an inclusive of bills basis. There is a cap of £16 per person per week on utilities. Thus producing a gross rent of £50,700 for the academic year.

EPC—B

#### Description

The property forms part of a 10 house student development totalling 10 properties offering 60 beds in total. The surrounding uses are dominated by student housing both within existing housing stock but also within purpose built blocks.

The property has also been let for the 2025/26 academic year at the same rental level. However, the allowance for utilities is on a kWh usage basis. Further information is available from the agents.



**Please contact:**

**Matt Cullen**  
07775 763015

Floor plans of the property are on the next page but in brief, the property is of 3 storey construction with the ground floor comprising an open living room and kitchen. The first and second floors comprise of 3 bedrooms per floor all with an en-suite bathrooms.

#### Price

Offers in the region of £560,000 are sought for the freehold interest subject to the tenancies as detailed above.

#### Planning

The property has planning consent for C4 (Small HMO) use.

#### Tenure

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

#### Fixtures and Fittings

All fixtures and fittings are to be included in the sale.



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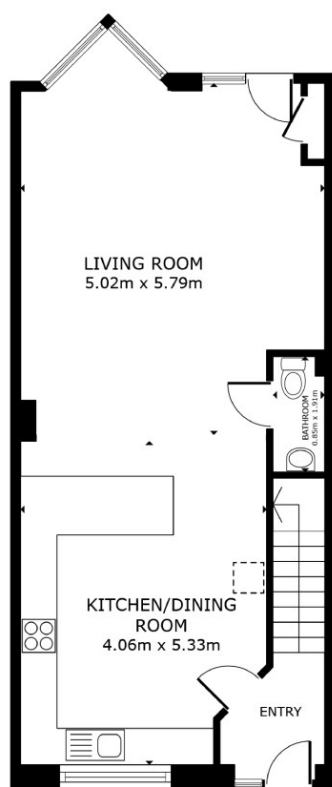
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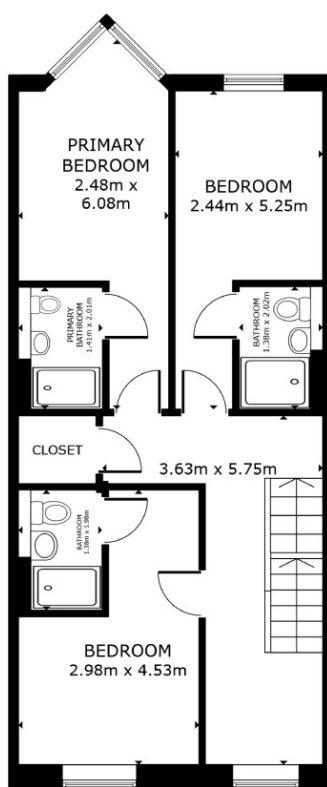
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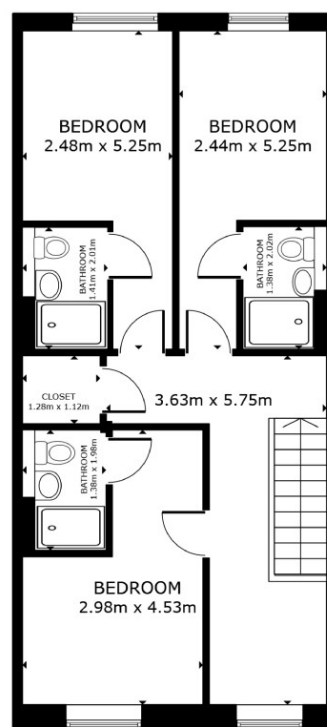
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GROUND FLOOR



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
GROUND FLOOR 57.3 sq.m. FLOOR 1 57.4 sq.m. FLOOR 2 56.6 sq.m.  
TOTAL : 171.3 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







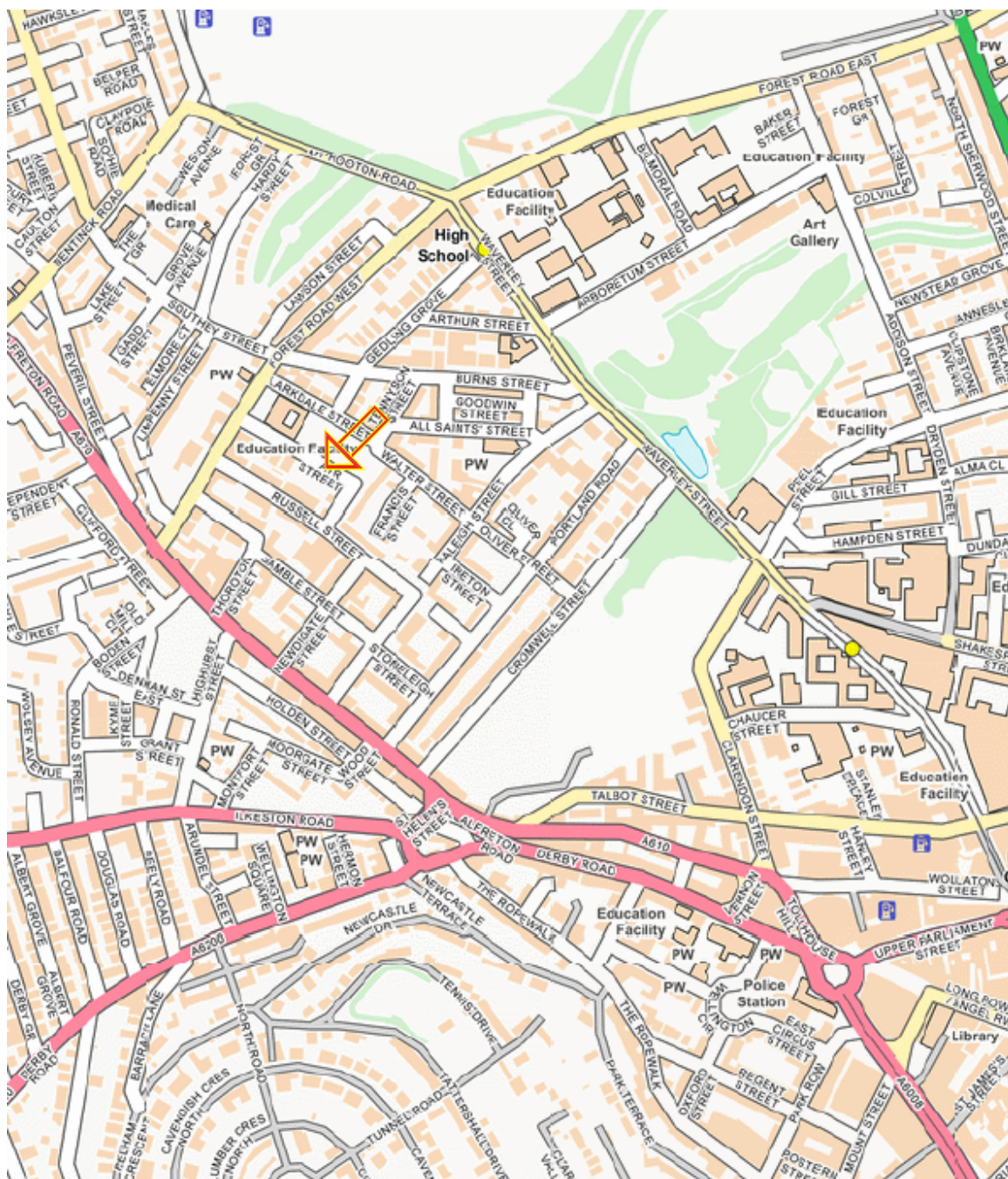
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### MISREPRESENTATION ACT 1967

- 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