

1 The Courtyard 32B Shakespeare Street Nottingham NG1 4FQ 0115 896 5010

mail@oakpropertyconsultants.co.uk

www.oakpropertyconsultants.co.uk

For Sale

Fully Let Student Investment



24 Burns Street, Nottingham, NG7 4DT 8 Bedroom Student Investment for Sale

- Let for the 2023/24 academic year at a gross rental of £57,120
- Comprising 3 self contained flats
- Offers in excess of £675,000 sought for the freehold interest

Location

EPCThe property is located within Burns Street in the Arboretum area of Nottingham. The area is popular with
Nottingham Trent University students being a 5 minute
walk from the main Nottingham Trent University campus.Flat 3 - D 81The tram network is also nearby providing direct ac-

The tram network is also nearby providing direct access to Nottingham City Centre and beyond.



Description

The property comprises a 3 storey detached property with each floor comprising a self contained flat. The property has recently been refurbished and is in excellent condition throughout having been redecorated and re-carpeted throughout at the start of the academic year.

Please contact: Matt Cullen 07775 763015

Floor plans of the property are on the next page, but in brief the ground floor comprises a four bedroom flat, with a separate kitchen and living room and bathroom. To the first floor is a further two bedroom flat with separate kitchen and living room along with a bathroom . To the top floor is a two bedroom flat with separate kitchen and living room along with a bathroom.

Tenure

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

Rental

Flat 1 has been let for the 2023/24 academic year at a gross rental of £155 per person per week giving an overall rental of £29,760. The unit is let on an inclusive of bills basis with an allowance of £23 per person per week.

Flat 3 has been let for the 2023/24 academic year at a gross rental of £160 per person per week giving an overall rental of £15,360. The unit is let on an inclusive of bills basis with an allowance of £37 per person per week.

Flat 4 has been let for the 2023/24 academic year at a gross rental of \pounds 125 per person per week giving an overall rental of \pounds 12,000. The unit is let on an exclusive of bills basis.

All 3 flats are let on a 48 week contract.

Oak Services Nottinghamshire Ltd. Company registered in *England*. Number 9358298. VAT no. 212 2135 71.





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Price

Offers in excess of £675,000 are sought for the freehold interest subject to the tenancies listed.

Fixtures and Fittings

The property will be sold to include all the landlords fixtures and fittings within the property.













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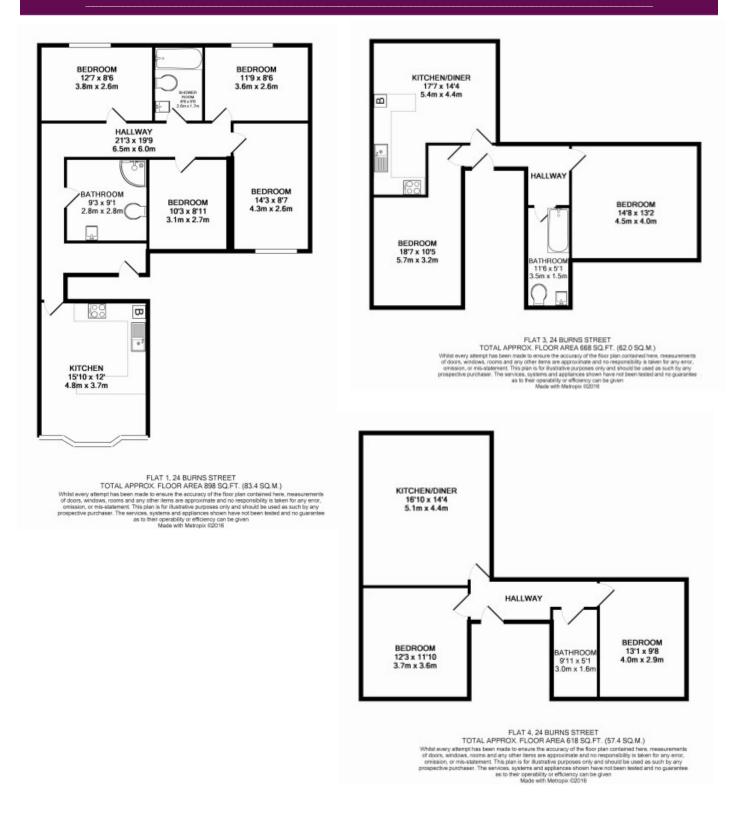




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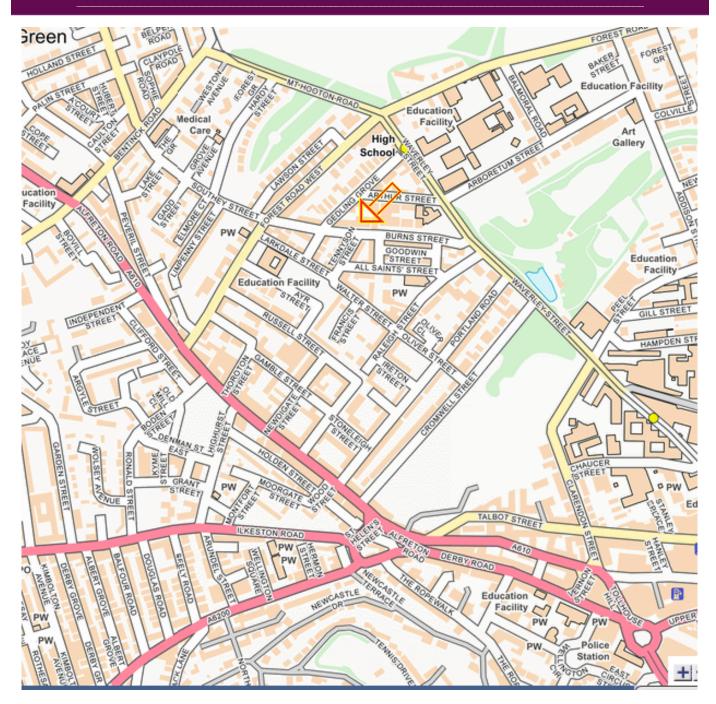




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MISREPRESENTATION ACT 1967

- 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.