



**Oak**  
Property Consultants

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**For  
Sale**

**Fully Let  
Residential  
Investment**



## **Flats A&B, 54 Wiverton Road, Nottingham, NG7 6NT**

**Comprising 2 self contained flats totalling 6 beds**

- Situated in the Forest Fields area of Nottingham
- Producing a net rental of £14,554 per annum on lease expiring September 2021
- Offers in the region of £250,000 sought for the freehold interest

### **EPC**

Flat A— C

Flat B— C

### **Location**

The property is located within Wiverton Road in the Forest Fields area of Nottingham. The area is an established residential area of the city due to its proximity to Nottingham City Centre which is located approximately 1/2 a mile away.

### **Description**

The property comprises a mid terraced 3 storey property which has been subdivided to provide 2 self contained flats. In brief Flat A comprises a one bedroom flat at ground floor level and Flat B comprises a five bedroom flat over the first and second floors. Floor plans are available from the agents.

The property is furnished to a high standard and all fixtures and fittings in the flats will be included in the sale.

### **Rental**

The property has been let in its entirety to Notts Relocated Ltd for a term of 3 years from 21st September 2018 without a break. The lease is drawn on a full repairing and insuring basis at a rental of £14,554 per annum. The tenant then sublets the property as permitted by the terms of the lease. As such the rental is a true net rent.

### **Tenure**

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

### **Price**

Offers in the region of £250,000 are sought for the freehold leasehold interest subject to the tenancies.

### **HMO Licence**

The property benefits from the requisite HMO Licence, however, the purchaser would need to apply for their own licence as HMO Licences are not transferable.



**Please contact:**  
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**07775 763015**



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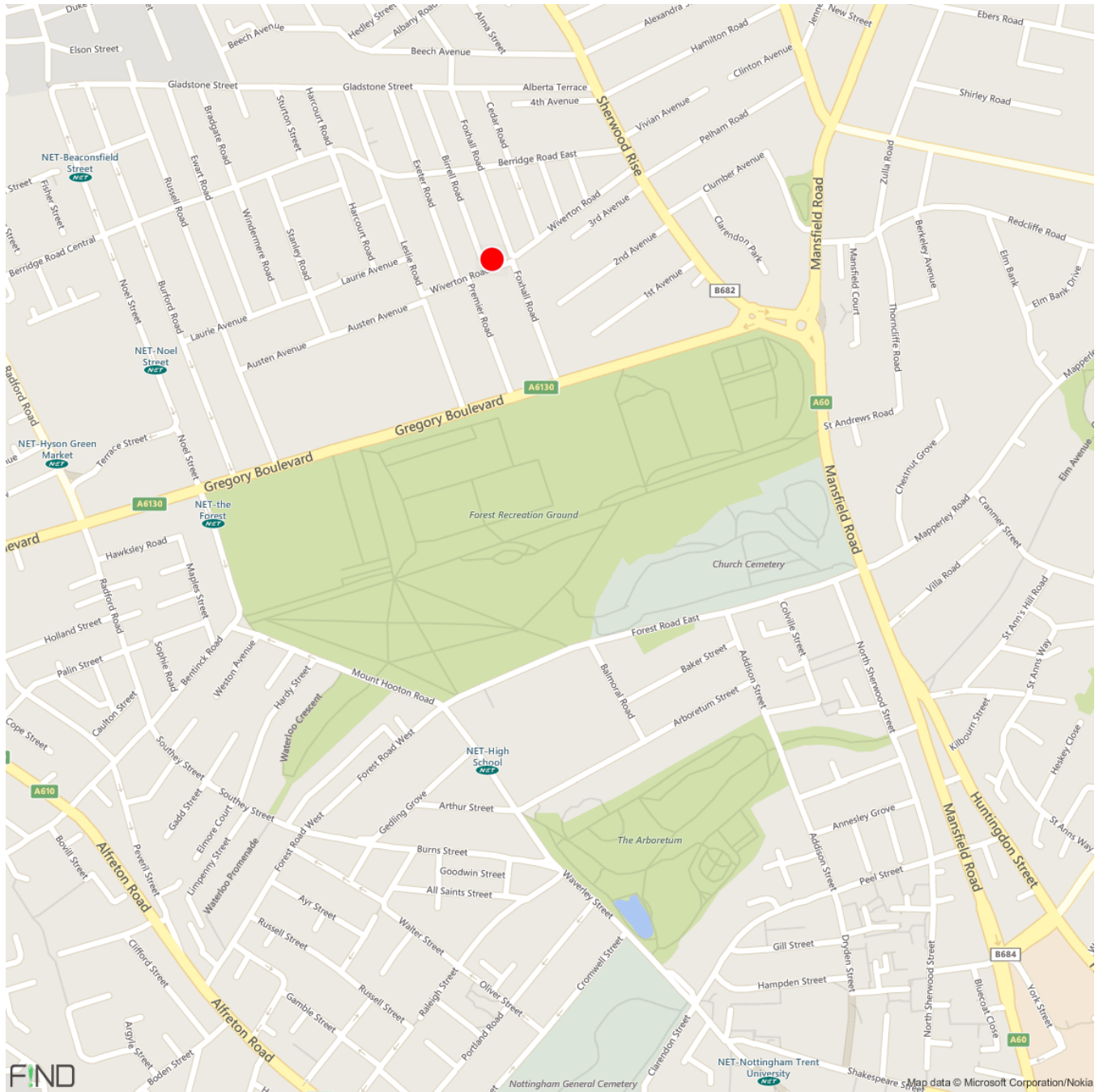
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### MISREPRESENTATION ACT 1967

- 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