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Property Consultants

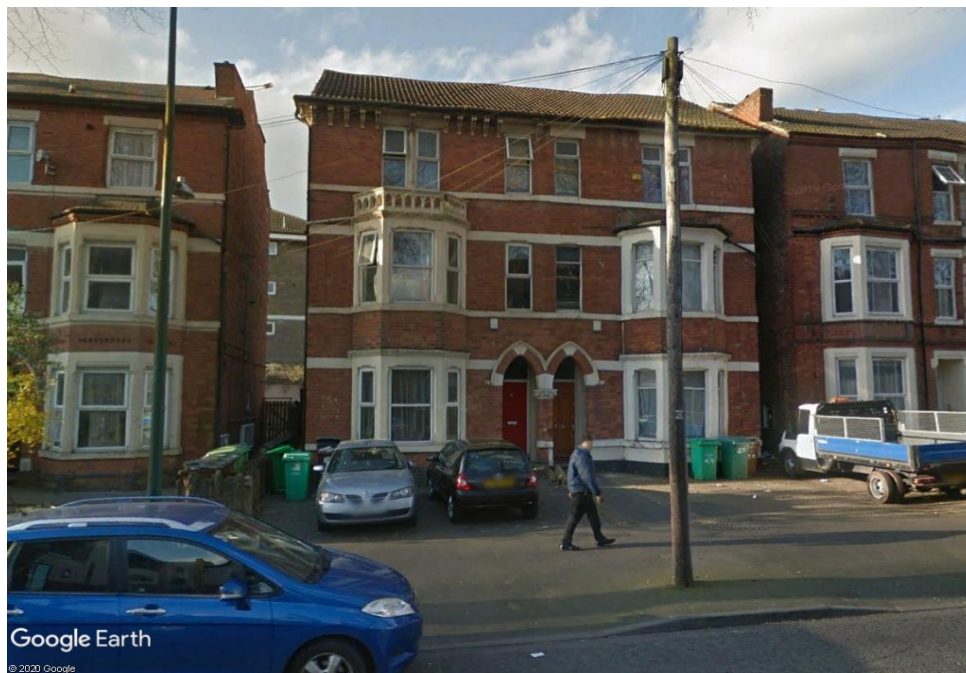
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**For
Sale**

**Fully Let
Residential
Investment**



61 Gregory Boulevard, Nottingham, NG7 5JA

7 Bedroom House in Multiple Occupation

- Situated in the Forest Fields area of Nottingham
- Producing a net rental of £14,751 per annum on lease expiring September 2021
- Offers in the region of £295,000 sought for the freehold interest

EPC

E—45

Location

The property is located within Gregory Boulevard 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. In addition the

Description

The property comprises a mid terraced 3 storey property offering 7 bedrooms, 2 bathrooms, and a separate living room.

Floor plans are attached overleaf.

Rental

The property has been let in its entirety to Notts Relocated Ltd for a term of 3 years from 9th September 2018 without a break. The lease is drawn on a full repairing and insuring basis at a commencing rental of £14,400 per annum.

The lease incorporates a landlord only break clause which can be served at any time after 18 months. The landlord must serve 3 months notice to the ten-

ant and also pay £2,500 to exercise the break.

The lease incorporates annual CPI increases to the rent. As such the current rental being paid is £14,751.22 per annum

Tenure

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

Price

Offers in the region of £295,000 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.

Fixtures and Fittings

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



Please contact:
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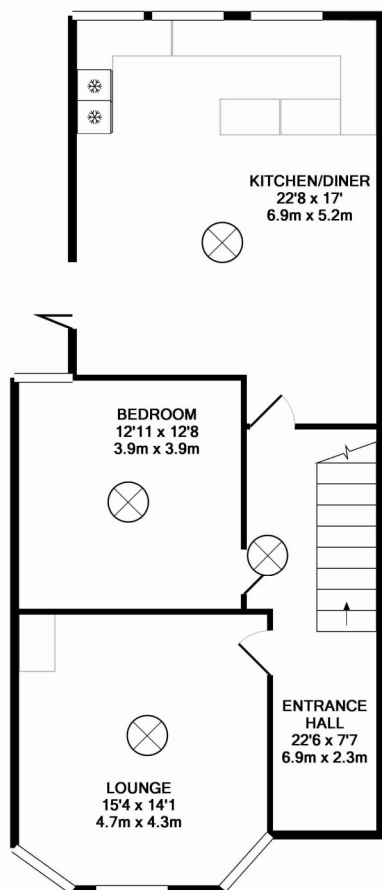
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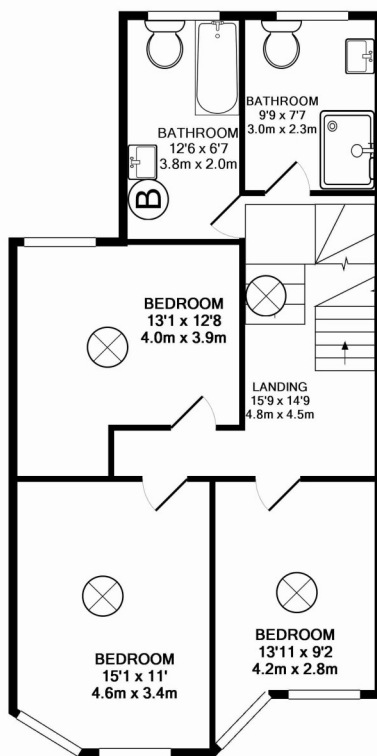
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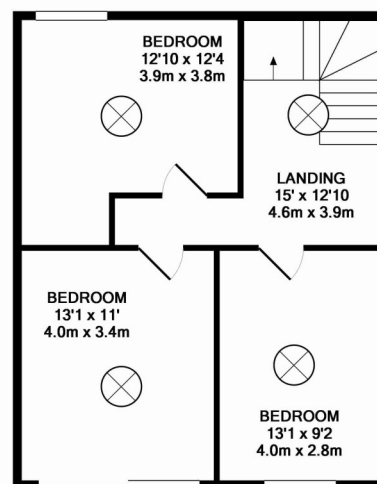
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GROUND FLOOR
APPROX. FLOOR
AREA 882 SQ.FT.
(82.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 715 SQ.FT.
(66.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

61 GREGORY BOULEVARD
TOTAL APPROX. FLOOR AREA 2119 SQ.FT. (196.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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