



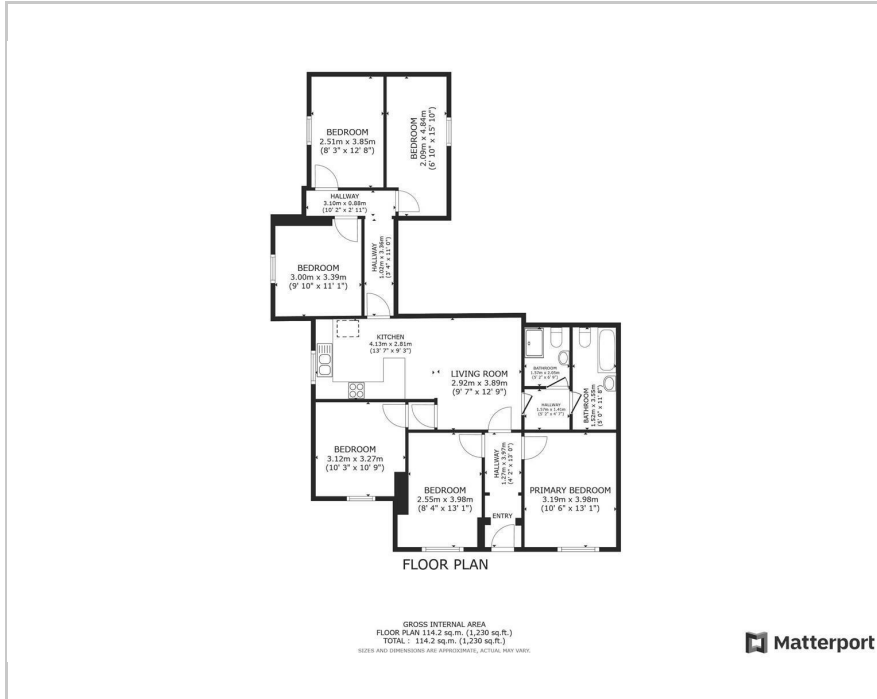
237A&B North Sherwood Street, Nottingham, NG1 4EQ

Guide Price £520,000



11 3 2 D

Floor Plan



- Strong Rental Income: Let at £52,800 per annum (inc') until summer 2025, offering a substantial 10.1% yield.
- Unique Property: Converted public house into two HMO flats, providing a distinct investment opportunity.
- Development Potential: Outbuildings and parking with potential for future development (subject to planning permission).
- High Occupancy: Located in a popular student area, ensuring consistent demand for tenants.
- Spacious Accommodation: 11 bedrooms in total, accommodating a large number of students.
- Convenient Amenities: Off-street gated parking and gas central heating for tenant comfort.
- Rental Growth Potential: Opportunity for future rental increases due to high demand in the student market.
- Don't miss out on this exceptional investment!

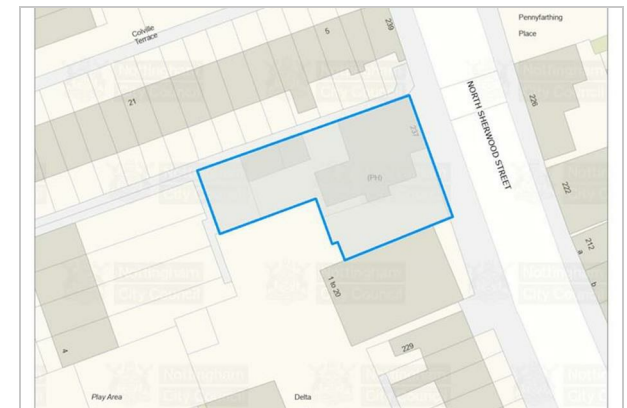


Area Map



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
	67	77



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