

# ON BEHALF OF FIXED CHARGE RECEIVERS STUDENT INVESTMENT OPPORTUNITY FOR SALE

**10 Wellington Street, Nottingham, NG7 1GN**

## Property Features



Seven bedroom HMO that is currently let for £125 per person per week on a 50 week until 25th July 2025.



Producing an annual income of £43,750p.a.



Located half a mile from Nottingham Trent University



## CONTACTS

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## Location

Wellington Square is a residential area located around half a mile from Nottingham City Centre. It is a popular student area due to the proximity to the city centre, Nottingham Trent University and the University of Nottingham.

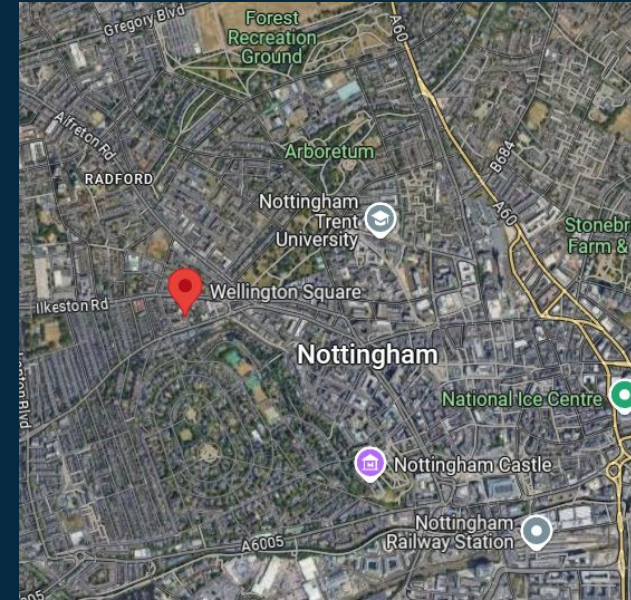
Access to the city centre is easy as it is within walking distance and there are bus routes along the two main roads either side of Wellington Square; Ilkeston Road and Derby Terrace. Nottingham Railway Station is around 1.5 miles away within the city centre.

Nottingham has a range of retailers, bars and nightlife which makes it popular with students and professionals alike.

## Description

The property comprises a mid terraced seven bedroom HMO.

The ground floor has two double bedrooms and a WC, the lower ground floor provides an open plan kitchen/living room with access to the cellar and a rear exist. The first floor comprises two shower rooms and two bedrooms and the second floor has three bedrooms.



# The ACCOMMODATION

We have not inspected the property but understand approximate floor areas are as below:

## Ground floor

Bedroom 1:	12.36m2
Bedroom 2:	N.k

## Lower Ground floor

Kitchen/living:	30.01m2
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## First floor

Bedroom 3:	12.75m2
Shower room:	3.26m2
Shower room:	2.88m2
Bedroom 4:	8.70m2

## Second floor

Bedroom 5:	9.03m2
Bedroom 6:	9.94m2
Bedroom 7:	9.70m2

Total: 98.63m2 / 1,061 sq.ft.

# The OCCUPANCY

We understand the occupancy position is as follows:

Number	Rent per person per week	Comments
10	£125	We understand this is fully let to students on a 50 week contract from 16th August 24 to 29th July 2025.

We are advised that rents are net of bills.

## TENURE INFORMATION

Freehold under title number NT314069.

## EPC

D.

## COUNCIL TAX

C. Charge for 24/25 is £2,248.61.

## HMO LICENCE

Licence issued 18/11/22 and renewal due 01/05/27 for 8 occupants.

## PRICE

Offers invited for the freehold interest.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## AMY SELFIE

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