




ON BEHALF OF FIXED CHARGE RECEIVERS STUDENT INVESTMENT OPPORTUNITY FOR SALE

8 Wellington Street, Nottingham, NG7 1GN

Property Features

-  Eight bedroom HMO offered with vacant possession
-  Opportunity to produce an annual income of circa £48,000p.a. if fully let on a 50 week contract.
-  Located half a mile from Nottingham Trent University



CONTACTS

Amy Selfe

T: 0161 710 2010

E: amy.selfe@landwoodgroup.com

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.

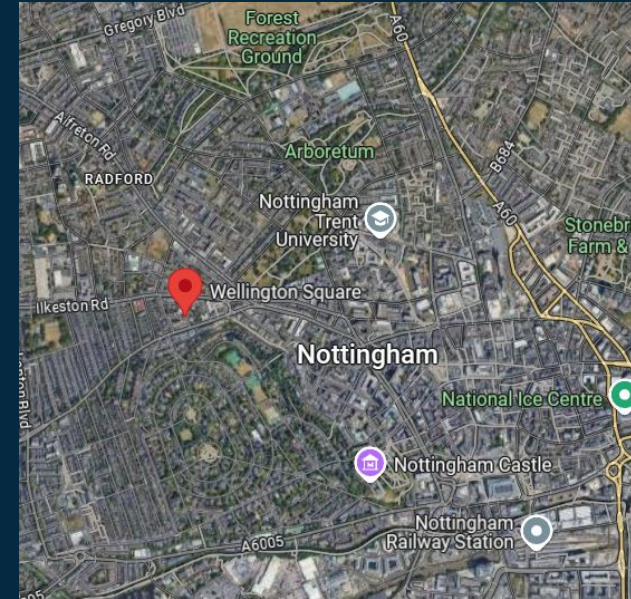
Access to the city centre is easy as it is within walking distance and there are bus routes along the two main roads either side of Wellington Square; Ilkeston Road and Derby Terrace. Nottingham Railway Station is around 1.5 miles away within the city centre.

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, four storey, eight bedroom HMO.

The ground floor provides a hallway, two double bedrooms and a WC. The lower ground floor provides an open plan kitchen/living room. The first floor provides two bedrooms and two shower rooms, the second floor comprises three double rooms and there is a further double room on the third floor. Externally, there is a front lawn.



The ACCOMMODATION

Approximate floor areas are as follows:

Lower Ground floor

Open plan kitchen/living- 31.40 m2

Ground floor

Bed 1- 12.71m2

Bed 2- 10.18m2

First floor

Bed 3 -11.96m2

Bed 4- 8.45 m2

Shower room- 3.08m2

Shower room - 3.05m2

Second floor

Bed 5- 8.69m2

Bed 6- 8.43m2

Bed 7- 8.52m2

Third floor

Bed 8- 13.44

Total- 114m2.



TENURE INFORMATION

Freehold under title number NT314077.

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 SELFE

Associate Director

T: 0161 967 0122

E: amy.selfe@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate, Manchester,
M3 2BW



Photographs

