




ON BEHALF OF FIXED CHARGE RECEIVERS STUDENT INVESTMENT OPPORTUNITY FOR SALE

7 Wellington Street, Nottingham, NG7 1GN

Property Features

-  Eight bedroom HMO that is currently vacant
-  Opportunity to produce an annual rent of £48,000p.a. if fully let.
-  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.

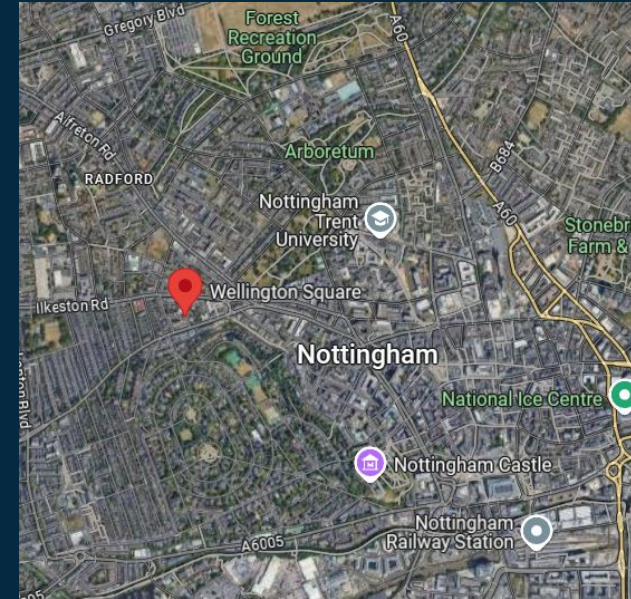
Access to the city centre is easy as it is within walking distance and there are bus routes along the two main roads either side of Wellington Square; Ilkeston Road and Derby Terrace. Nottingham Railway Station is around 1.5 miles away within the city centre.

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, four storey, eight 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, the second floor has three bedrooms with a further bedroom being located on the third floor.



The ACCOMMODATION

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

Ground floor

| | |
|------------|---------|
| Bedroom 1: | 13.47m2 |
| Bedroom 2: | 10.21m2 |

Lower Ground floor

| | |
|-----------------|---------|
| Kitchen/living: | 30.39m2 |
|-----------------|---------|

First floor

| | |
|--------------|---------|
| Bedroom 3: | 13.83m2 |
| Shower room: | 2.60m2 |
| Shower room: | 3.73m2 |
| Bedroom 4: | 10.26m2 |

Second floor

| | |
|------------|--------|
| Bedroom 5: | 8.70m2 |
| Bedroom 6: | 9.68m2 |
| Bedroom 7: | 8.12m2 |

Third floor

| | |
|------------|---------|
| Bedroom 8: | 11.41m2 |
|------------|---------|

Total: 122m2 / 1,313sq.ft.

TENURE INFORMATION

Freehold under title number NT263993.

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

Offer invited for the freehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

AMY SELFIE

Associate Director

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