



**10 Bar Lane
Basford, Nottingham NG6 0HU**

FOR SALE – The Edge Apartments, 10 Bar Lane, Nottingham NG6 0HU

Asking Price £1,500,000 Freehold



A rare chance to purchase a freehold residential block offering a secure, long-term income stream with minimal management input. The property comprises 12 purpose-built self-contained apartments – ten two-bedroom units and two one-bedroom units – as well as a commercial unit on the ground floor currently producing a total gross income of £97,799 per annum, with guaranteed increases built into the lease from 2026 onward.

The building is leased in its entirety to Bespoke Supportive Tenancies Ltd (BEST), a well-established national provider of supported accommodation, under a Full Repairing and Insuring (FRI) lease that runs until July 2034. The tenant is fully responsible for all repairs, maintenance, and day-to-day management, making this an ideal hands-off investment.

The property is in good decorative and structural order, with no immediate capital expenditure required. In addition, the freehold includes a small ground rent and service charge income of £600 p.a. from a commercial unit (carpet retailer) located on the ground floor beneath the residential block, which is held under separate ownership.



Commercial Unit

Ground Floor

Entrance Hallway

Staircase to the first floor, door to communal room.

Communal Room

Storage cupboard, door to the shower room, door to the corridor leading to ground floor accommodation.

Shower Room

Corridor

Doors leading off to two apartments, boiler room.

Apartment 1

Entrance Hallway

Doors leading off to rooms.

Kitchen Living Diner

Bedroom One

Bedroom Two

Bathroom

Apartment 2

Entrance Hallway

Doors leading off to rooms.

Kitchen Living Diner

Bedroom One

Bedroom Two

Bathroom

First Floor

Corridor

Doors leading off to five apartments, staircase leading to the second floor.

Apartment 3

Entrance Hallway

Doors leading off to rooms.

Bedroom One

Bedroom Two

Lounge Kitchen Diner

Bathroom

Apartment 4

Entrance Hallway

Doors leading off to rooms.

Bedroom One

Bedroom Two

Lounge Kitchen Diner

Bathroom

Apartment 5

Entrance Hallway

Doors leading off to rooms.

Bedroom One

Bedroom Two

Lounge Kitchen Diner

Bathroom

Apartment 6

Entrance Hallway

Doors leading off to rooms.

Bedroom One

Bathroom

Lounge Kitchen Diner

Apartment 7

Entrance Hallway

Doors leading off to rooms.

Bedroom One

Bedroom Two

Bathroom

Lounge Kitchen Diner

Corridor

Doors leading off to six apartments.

Apartment 8

Entrance Hallway

Doors leading off to rooms.

Bedroom One

Bedroom Two

Lounge

Kitchen

Bathroom

Office

Apartment 9

Entrance Hallway

Doors leading off to rooms.

Bedroom One

Bedroom Two

Bathroom

Lounge Kitchen Diner

Apartment 10

Entrance Hallway

Doors leading off to rooms.

Bedroom One

Bedroom Two

Lounge Kitchen Diner

Bathroom

Apartment 11

Entrance Hallway

Doors leading off to rooms.

Bedroom One

Lounge Kitchen Diner

Bathroom

Apartment 12

Entrance Hallway

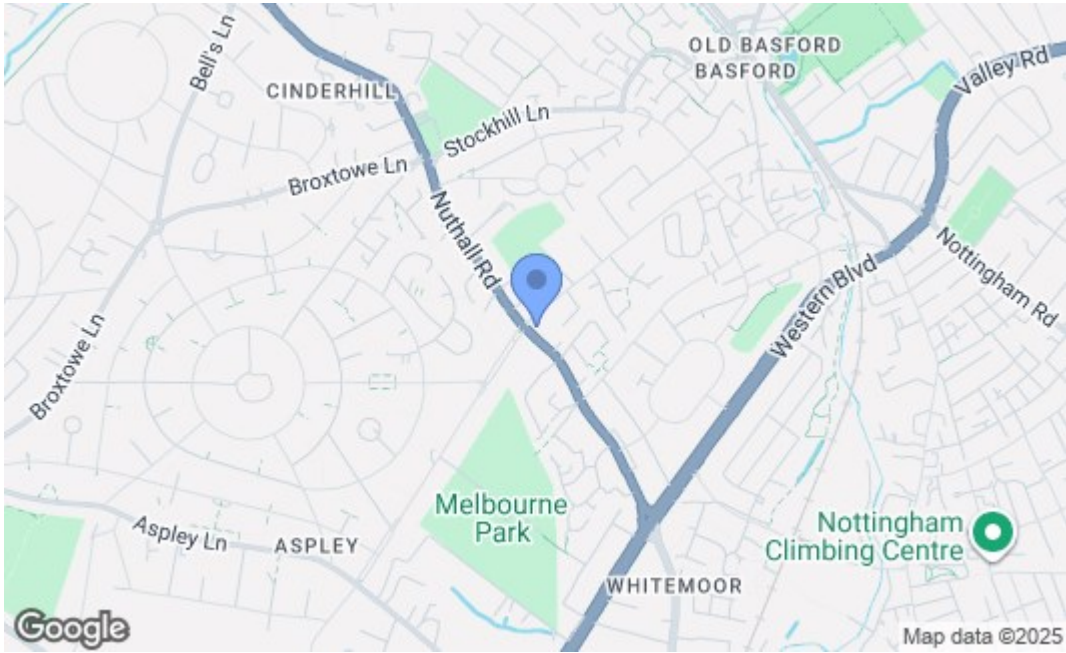
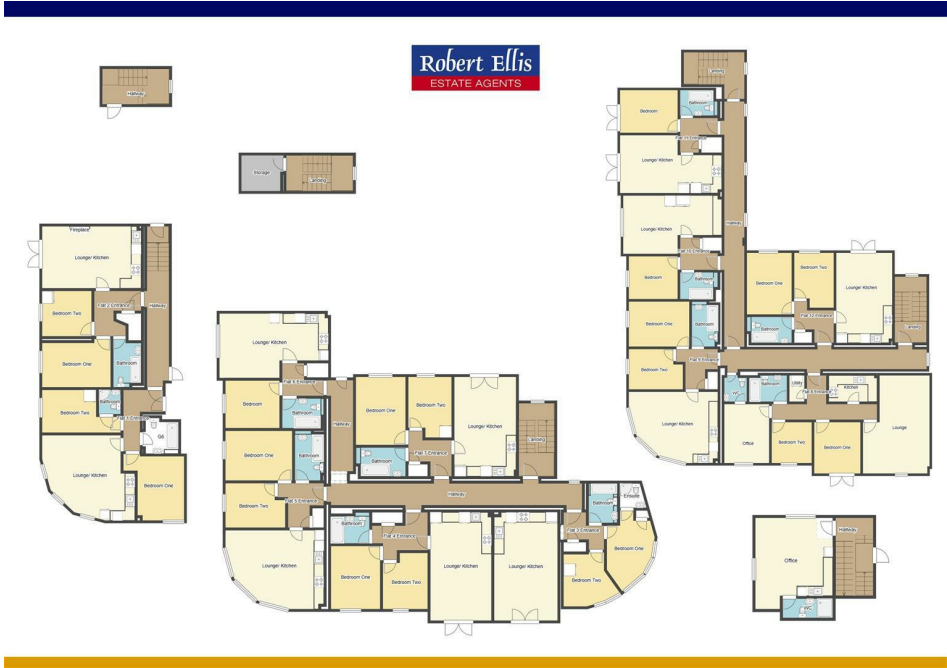
Bedroom One

Bedroom Two

Bathroom

Lounge Kitchen Diner





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.