



# FOR SALE

## House of Multiple Occupancy

6 Regent Street Long Eaton Nottinghamshire NG10 1JX

- New Luxury 16 Studio HMO
- £135,000 Net Rental Income PA
- Meticulously Finished
- 8.2% Net Yield
- Fully Let - Income Generating
- Situated In Prime Location
- £153,000 Gross Rental Income PA
- Ideal for Investors and Funds

For further information or to arrange a viewing, please contact Lester & Bingley.



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**UNDER  
CONSTRUCTION**



# House Of Multiple Occupancy

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**PRICE**  
£1,650,000



**LEGAL COSTS**  
Each party to bear their own costs.

## DESCRIPTION

We are delighted to bring to market an exceptional, fully tenanted 16-unit HMO offering an outstanding turnkey investment opportunity in the heart of Long Eaton, Nottinghamshire.

Meticulously refurbished from bare brick and newly completed, this HMO represents the pinnacle of luxury shared accommodation across three spacious floors. With 16 self-contained studio rooms, each offering generous proportions and finished to an incredibly high specification, this is a rare and exciting opportunity for serious investors looking for high-yielding, low-maintenance assets in a booming rental market.



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Guide Price: £1,650,000

Gross Yield: 9.27% | Net Yield: 8.20%

Located in the centre of Long Eaton, the property benefits from exceptional local amenities, including:

- Shops, supermarkets, restaurants, and nightlife all within walking distance
  - Excellent transport links to Nottingham, Derby, and the wider East Midlands
- Popular with professionals and young renters seeking stylish, well-located living spaces

## Financial Performance

- Gross Rental Income: £12,750 per calendar month (£153,000 per annum)
- Net Return (after bills and operational costs): £11,261 per month (£135,132 per annum)
  - Gross Yield: 9.27%
  - Net Yield: 8.20%

This property is fully let and income-producing from day one, with no refurbishment or additional investment needed. All compliance, certification, and licensing are in place, making it a truly hands-off, high-performance asset.



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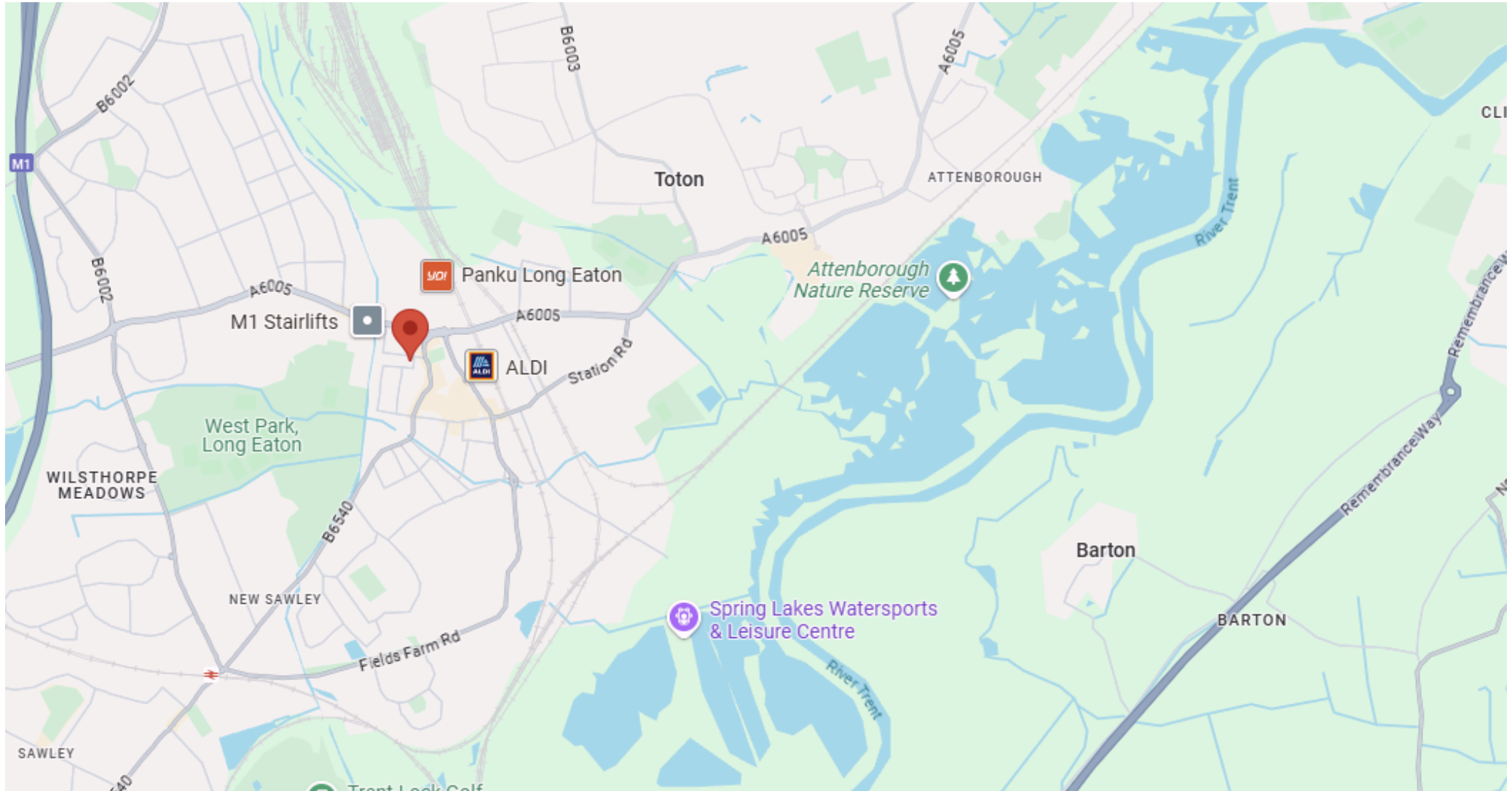
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# LOCATION



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# Contact Us



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