



Printworks House Bullivant Street, Nottingham, NG3 4AT

Offers In The Region Of £600,000

- Converted Mill Building
- Part Let & Being Offered To Let
- Divided Into Four Apartments
- Close To City. Ideal Investment Purchas
- Gas Centrally Heated. Parking To Rear
- Council Tax Bands A & EPC Ratings C

Printworks House Bullivant Street, Nottingham NG3 4AT

Situated within easy reach of a wealth of excellent facilities in Nottingham city centre, and numerous University sites, this property will make an idea investment purchase.

The property comprises four apartments, (two with two bedrooms, and two with one bedroom), set over two floors. Each apartment has a fitted bathroom, a spacious living area, and fitted kitchen area.

Benefiting from gas central heating, and double glazing, along with features including high ceilings and original windows, Printworks House also has a car parking area to the rear.

Two of the apartments are let until Summer 2025, with the remaining two being actively advertised.

Viewing is essential!



Council Tax Band: A



ACCOMMODATION

There is a one bedroom, and a two bedroom apartment to both the ground floor and first floors.

All of the apartments are furnished, have a fitted bathroom, and an open plan living area incorporating the fitted kitchen area with a range of appliances.

The apartments boast high ceilings and large windows, and have been fitted to a good standard throughout.

OUTSIDE

To the rear of the property, there is a parking area for multiple vehicles, plus a bin storage area, and a patio area.

Currently Let / Offered To Let

Flat 1 – Is currently let at £230pw, on a 50 week tenancy, due to increase £250pw, also for a 50 week tenancy.

Flat 2 – Is currently let at £873 pcm excluding bills. Now also being marketed at £900 pcm excluding bills

Flat 3 – Is currently let at £230pw, on a 50 week tenancy. Now also being marketed at £250pw, for a new 50 week tenancy.

Flat 4 – Is currently let at £200pw, this is due to increase to £207.50 pw excluding bills for 12 months, with tenants having renewed a contract.

Council Tax Band

Each apartment is Council Tax Band A. Nottingham City Council.

Energy Performance Certificates

Each apartment has a C rating. The graph below is for apartment 1.

Separate certificates are available for each apartment.

Referral Arrangement Note

Tassi Sales & Lettings will refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services. It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

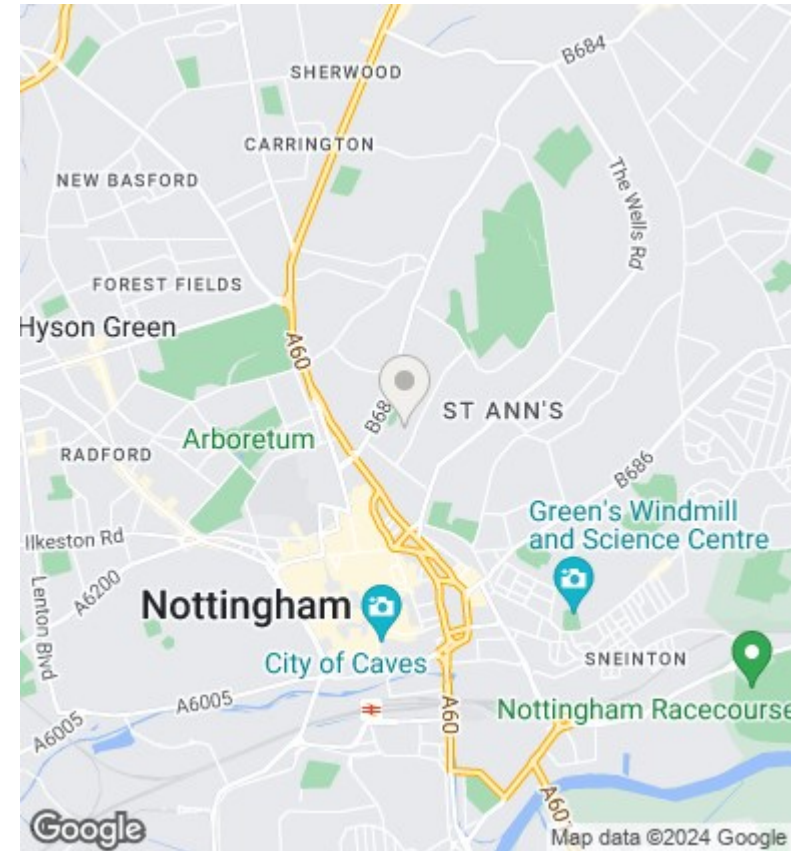




FIRST FLOOR



GROUND FLOOR



Directions

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	