# 4 – 8 Burns

# Avenue

Nottingham NG7 4DR

**Asking Price Of £800,000** 



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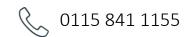
Contact





- Three adjoining 4-bedroom HMOs sold as a single freehold portfolio
- Combined annual rent: £61,920 (excluding bills)
- Gross yield: 7.7% based on discounted £800,000 price
- Priced £64,950 below individual guide values
- Let for the full 2025/26 academic year with August retainers

- 5-minute walk to Nottingham Trent University and tram links
- Each property has full-height unconverted basements ideal for cinema/social rooms
- Scope to increase rents through cosmetic upgrades and reconfiguration
- All units fully HMO licensed under Additional Licensing Scheme







Gallery







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#### Burns Avenue, Nottingham, NG7 4DR

#### **Key Features**

4–8 Burns Avenue, The Arboretum, Nottingham NG7

12-Bed Licensed HMO Portfolio | £61,920pa Rent | 7.7% Gross Yield | Guide Price: £800,000

FHP Student Living are pleased to offer a rare opportunity to acquire a fully let, freehold portfolio of three adjoining 4-bedroom licensed HMOs, situated on the highly sought-after Burns Avenue in The Arboretum – one of Nottingham's strongest and most proven student rental areas. Just a 5-minute walk from Nottingham Trent University, these properties are ideally located for long-term returns, tenant demand, and capital growth.

Let for the full 2025–26 academic year, each property is occupied on 48-week ASTs at £100–£110pppw plus £200 per person in August, generating a combined annual rent of £61,920, with no utilities included.

Each property benefits from a full-height, unconverted basement offering scope for additional communal or recreational space. No. 8, which occupies a corner plot with a large rear garden, offers strong potential for a rear extension or internal reconfiguration, subject to planning.

Individually, the properties are priced at:

4 Burns Avenue: £280,000 6 Burns Avenue: £285,000 8 Burns Avenue: £299,950

The combined individual value totals £864,950, but the portfolio is offered at a reduced guide price of £800,000, reflecting a £64,950 discount for a bulk purchaser.

Total Annual Rent: £61,920 | Portfolio Yield: 7.7% | HMO Licensed | Article 4 Area

Article 4 protected area with strong historic rental demand

















Video





fhpliving.co.uk

### Burns Avenue, Nottingham, NG7 4DR







Cellar Approx. 19.6 sq. metres (211.4 sq. feet) Cellar 4.71m (15'5") x 2.84m (9'4") max Cellar 1.97m x 3.65m (6'6" x 12")





Total area: approx. 110.6 sq. metres (1190.3 sq. feet)





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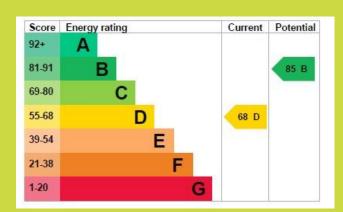




## Interested in this home?

### Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road West Bridgford Nottingham NG2 6AU 1 Weekday Cross The Lace Market Nottingham NG1 2GB



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Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.