

7 Redcliffe Road

Mapperley Park
Nottingham
NG3 5BW

Offers In Excess Of £800,000



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0115 841 1155



- Freehold Investment Opportunity
- Fully Let Development
- Sough After Location
- Large Off Road Parking Area
- Period Building
- Potential Capital Uplift
- Large Apartments Throughout
- Viewings Highly Recommended
- Unconverted Basement Area
- Contact FHP Living



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Key Features

Stunning Freehold Investment Opportunity – Offers in the Region of £800,000

Detached Coach House + 3 Converted Apartments | £60,000+ PA Rent Roll | Initial Yield 7.5%+

Occupying a prominent corner position on one of the area's most desirable tree-lined streets, this substantial Victorian freehold represents a rare chance to acquire a fully let, income-producing block. The property comprises a detached three-bedroom Coach House, three self-contained apartments, and a large private car park.

With a current rent roll of approximately £60,000 per annum, the investment generates a strong gross yield of over 7.5% at the revised asking price. Significant scope exists to enhance returns through rental re-alignment, cosmetic upgrades, and further development of under-utilised space.

Current Layout & Income Overview

Detached Coach House – Let via Company Let Agreement at £1,350 PCM (2/3 beds – not an AST)

Ground Floor Apartment 1 – 3-bedroom, let at £950 PCM (AST – below market; est. £1,500 PCM)

First Floor Apartment 2 – 2-bedroom, let under Company Let to an Airbnb operator, producing c. £1,150 PCM (Airbnb income exceeds AST market rent)

Top Floor Apartment 3 – 1-bedroom, let under Company Let to an Airbnb operator, producing c. £925 PCM (Airbnb income exceeds AST market rent)

Key Features & Value-Add Potential

Approx. £60,000 PA income, with strong rental uplift potential.





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Ground Floor
Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 70.9 sq. metres (763.2 sq. feet)

First Floor
Approx. 27.1 sq. metres (291.6 sq. feet)



First Floor
Approx. 84.2 sq. metres (906.3 sq. feet)



Total area: approx. 84.2 sq. metres (906.3 sq. feet)

Ground Floor
Approx. 109.8 sq. metres (1182.1 sq. feet)



Total area: approx. 109.8 sq. metres (1182.1 sq. feet)

Second Floor
Approx. 81.9 sq. metres (881.8 sq. feet)



Total area: approx. 81.9 sq. metres (881.8 sq. feet)



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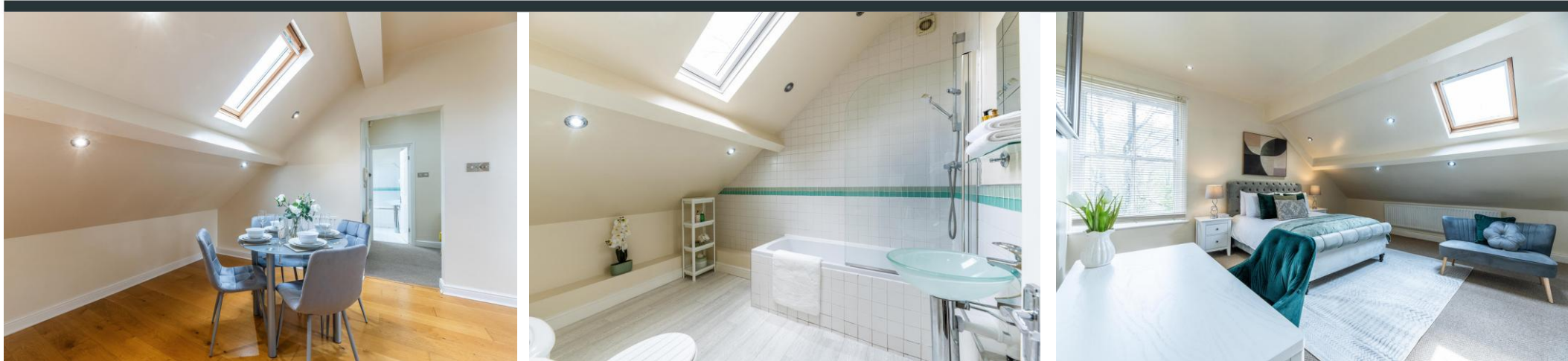


Video



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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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