

# 126 Portland Road

Nottingham  
NG7 4GP

**Asking Price Of £400,000**



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Location



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0115 841 1155



- 5 Bedroom HMO
- Suberb Location
- Highly Sought After
- Fully Let For 2025/26
- Close To University & City Centre
- Let at £149 pppw (current) and £155 pppw (from August 2025)
- Freehold Investment
- Fully Licensed
- Viewings Recommended
- Contact FHP Living



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## Key Features

An exceptional opportunity to acquire a fully licensed and tenanted five-bedroom HMO, ideally located in the heart of the Arboretum – one of Nottingham's most popular student rental areas.

This substantial property is just a short walk from Nottingham Trent University and the city centre, making it highly desirable for both students and young professionals. The location benefits from excellent transport links, including easy access to Nottingham's tram network and major bus routes, ensuring strong connectivity across the city.

The property is offered as a ready-made investment, with tenants currently in situ for the 2024–2025 academic year, let at £149 per person per week on a 50-week tenancy. It is also pre-let for the 2025–2026 academic year at an increased rent of £155 per person per week – delivering strong and rising income with minimal void periods.

### Income Summary:

Current gross annual income (2024–2025): £37,250

Future gross annual income (from August 2025): £38,750

At a guide price of £400,000, this reflects:

Gross yield (current): approx. 8.77%



*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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		