126 Portland

Road

Nottingham NG7 4GP

Asking Price Of £400,000



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- 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





Location



Gallery

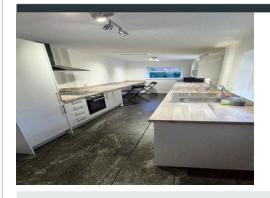




Video Contact



126 Portland Road, Nottingham, NG7 4GP









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%



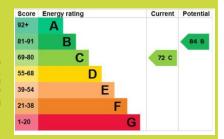




Total area: approx. 148.6 sq. metres (1599.6 sq. feet)

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 These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate. 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.



Second Floor