

The Edge, 10 Bar Lane

Nottingham
NG6 0HU

Asking Price Of £1,500,000



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- £1,500,000 freehold investment opportunity in Nottingham (NG6)
- 12 apartments: 10 x 2-bed and 2 x 1-bed units
- Fully let to Bespoke Supportive Tenancies Ltd (BEST) until July 2034
- Current rental income of £97,799 per annum (£8,149 pcm)
- Annual rent increases from April 2026 to lease end

- Full Repairing and Insuring (FRI) lease – no maintenance obligations
- Ground rent & service charge income of approx. £600 p.a. from ground floor commercial (carpet shop)
- Well-maintained block, internally and externally, with no capital expenditure expected
- £1,700 annual insurance cost covered by the landlord



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Key Features

£1.5M Freehold | £97K+ Annual Income | Fully Let to 2034 with Built-In Growth

The Edge Apartments, 1–12 The Edge, 10 Bar Lane, Nottingham, NG6 0HU

An outstanding opportunity to acquire a fully let, high-yielding freehold apartment block generating over £97,000 per annum in rental income. Comprising 12 self-contained flats (10 x two-bedroom and 2 x one-bedroom units), the property is let in its entirety to Bespoke Supportive Tenancies Ltd (BEST) – a national social housing provider – on a long-term lease until July 2034.

The lease includes contractual annual rental uplifts from April 2026 onward, providing built-in growth and strong income security for investors. The lease is held on Full Repairing and Insuring (FRI) terms, with all maintenance and internal management responsibilities covered by the tenant – offering a truly hands-off investment.

The block is in good condition throughout and requires no capital expenditure. There is also an additional £600 p.a. in income from groundrent and service charges paid by a commercial unit (carpet shop) beneath the building, which is separately owned.

Located in Nottingham's NG6 area, Bar Lane offers strong public transport links, good local amenities, and continued demand for supported housing schemes. Investment Highlights 12 self-contained flats: 10 x 2-bed, 2 x 1-bed

Let to BEST (Bespoke Supportive Tenancies Ltd) until July 2034

£97,799 p.a. income, fixed to April 2026 then rising 3.1% annually

Full Repairing & Insuring Lease – no maintenance or landlord responsibilities

Freehold including £600 p.a. from commercial ground floor (carpet shop)

Modern, well-maintained block in good structural and decorative condition

Annual building insurance ~£1,700

Stable national housing provider as long-term tenant





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FLOOR PLAN
COMING SOON



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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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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