

Beech Avenue

New Basford
Nottingham
NG7 7LL

Asking Price Of £899,950



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0115 841 1155



- Located on Beech Avenue, Nottingham NG7
- Nine self-contained flats: 8 × 1-bed, 1 × 2-bed
- Fully let with £66,665.40 per annum passing rent (Aug 2024 levels)
- Let to René House CIC, a supported accommodation provider
- 5-year lease in place providing secure income
- Modern kitchens and bathrooms throughout
- Excellent transport links to Nottingham city centre, QMC and universities
- Strong rental location with proven occupancy
- Low landlord costs (approx. £2,500 pa including insurance)
- 7.40% gross yield / 7.12% net yield at £899,950



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Beech Avenue, New Basford, Nottingham, NG7 7LL

Key Features

FHP are pleased to present this fully let nine-unit residential investment located on Beech Avenue, within a strong and established rental area of Nottingham's NG7 district. The property comprises eight one-bedroom apartments and one two-bedroom apartment, all self-contained and well-presented throughout.

The block is fully income producing and let on a 5-year lease to René House Community Interest Company (CIC), a supported accommodation provider.

Following the August 2024 rent review, the current passing rent is £66,665.40 per annum, confirmed across the three buildings. Signed Rent Increase Lease Adde...

Beech Avenue benefits from excellent access to shops, supermarkets and public transport routes, providing quick links to Nottingham city centre, the Queen's Medical Centre, Nottingham City Hospital and both university campuses. This location continues to attract strong rental demand and delivers stable occupancy.

With modest landlord costs of approximately £2,500 per annum including building insurance, the property provides an attractive 7.40% gross yield and 7.12% net yield at the guide price of £899,950. This is a low-maintenance, long-term investment opportunity in one of Nottingham's most resilient rental markets.

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.





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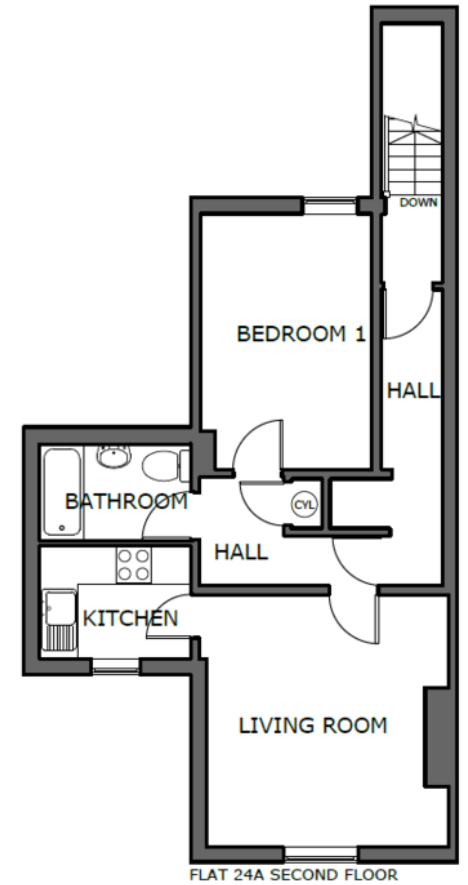
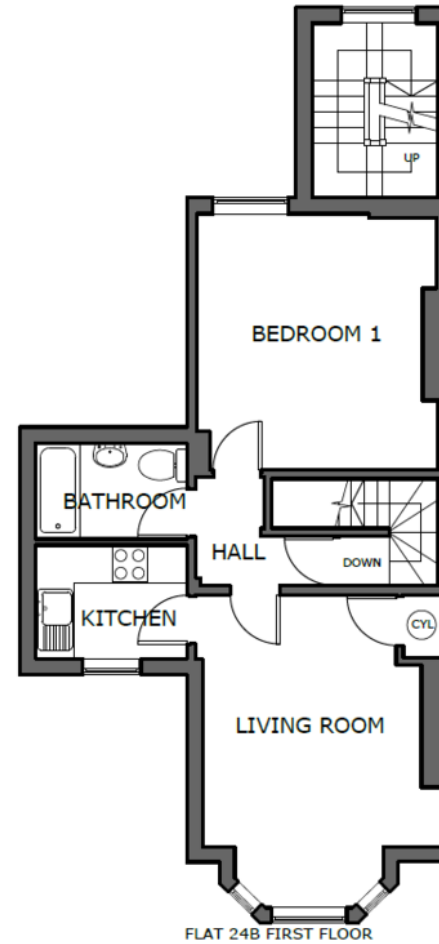
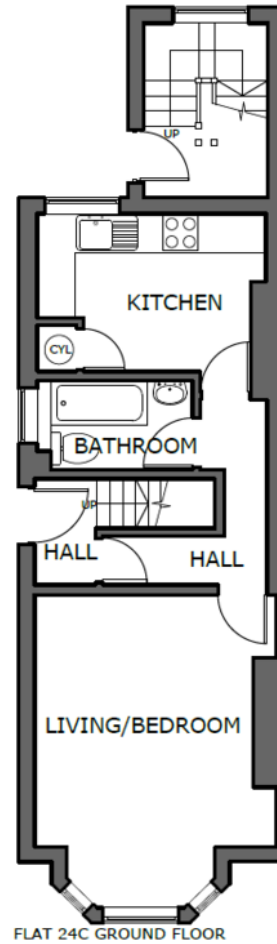


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Interested in this home?

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		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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