

TALBOT HOUSE

APARTHOTEL

18-20 BRIDGFORD ROAD • WEST BRIDGFORD
NOTTINGHAM • NG2 6AB

FREEHOLD INVESTMENT OPPORTUNITY.

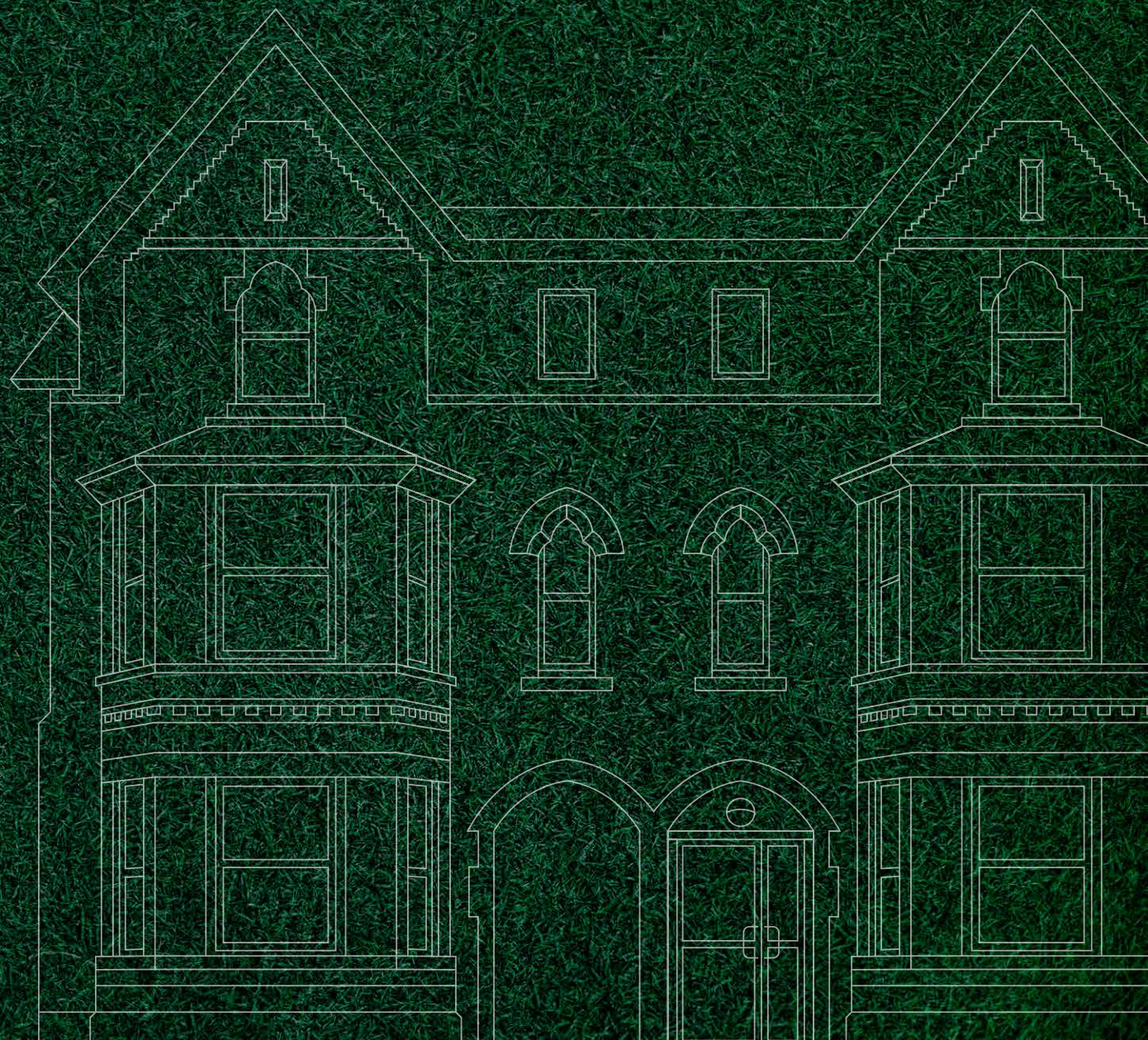
Prime location

Directly opposite the world famous Trent Bridge
Cricket Ground

Only a 2 minute walk from Nottingham
Forest's City Ground

High quality development

18 fully furnished studio apartments





INVESTMENT SUMMARY

10 year lease from 1st June 2022 without a break

Total rental income of **£172,800** per annum
(increase to **£194,400** at year 6) reflecting
a NIY of **8.13%**



Offers are invited in excess
of **£2,250,000 (Two Million,
Two Hundred and Fifty
Thousand Pounds)** subject to
contract and exclusive of VAT.
A purchase at this level reflects
an attractive **Net Initial Yield of
8.13%** (assuming purchaser's
costs of 6.33%)

TALBOT HOUSE
APARTHOTEL

LOCATION & SITUATION

The Talbot House Aparthotel is perfectly situated across the road from the world famous Trent Bridge Cricket Ground, and only a short walk to West Bridgford's vibrant Central Avenue, where a wide range of local bars, restaurants and takeaways are all within easy reach of the building which include Costa, Café Nero, Pizza Express, Co-Op and M&S.

Nottingham city centre is just over 2 miles away and is easily accessible by car, taxi, bus or even a walk. East Midlands international airport is a little over 12.5 miles away.

The Talbot House Aparthotel is just a 10 minute drive from Holme Pierrepont, Nottingham University, both Nottingham Trent University campuses, Motorpoint Arena, National Gymnastics Centre and Wollaton Park.



WEST BRIDGFORD



NOTTINGHAM UNIVERSITY



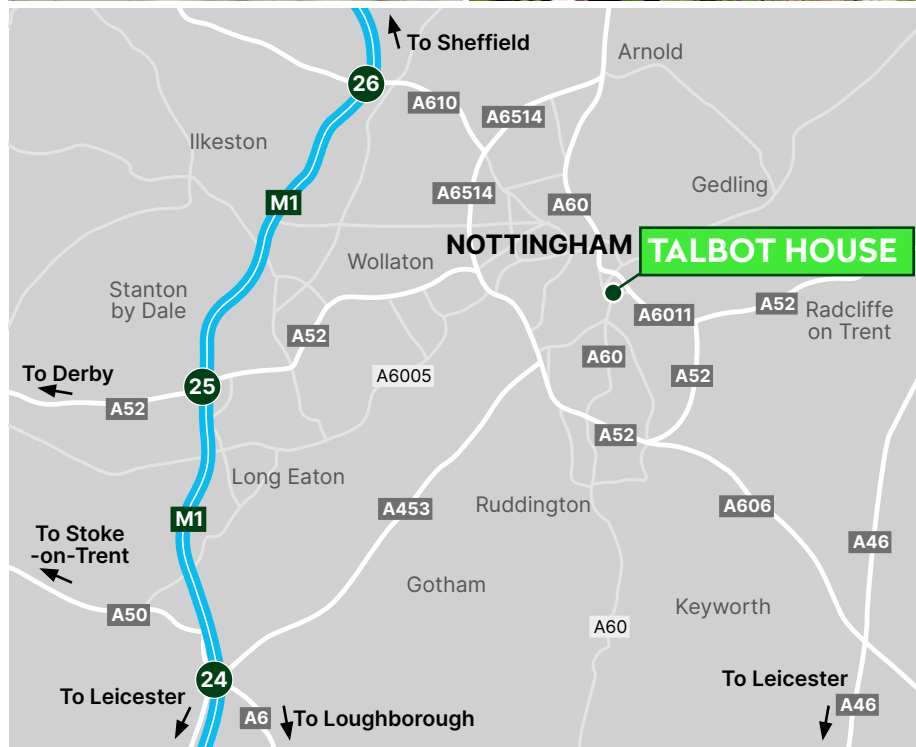
TRENT BRIDGE CRICKET GROUND



HOLME PIERREPONT



MOTORPOINT ARENA





DESCRIPTION

The all new Talbot House Aparthotel offers 18 unique, fully furnished spacious studio apartments, each with their own identity. Every studio apartment includes a fully equipped kitchen, comfortable king sized bed and luxurious shower room.

The Birchover Residences is a collection of luxury apartment-hotels based in Derby, Nottingham and West Bridgford – all in the East Midlands.

The Residences are renowned for the superb quality of service that they provide, the beautiful furnishings and the flexible range of accommodation.

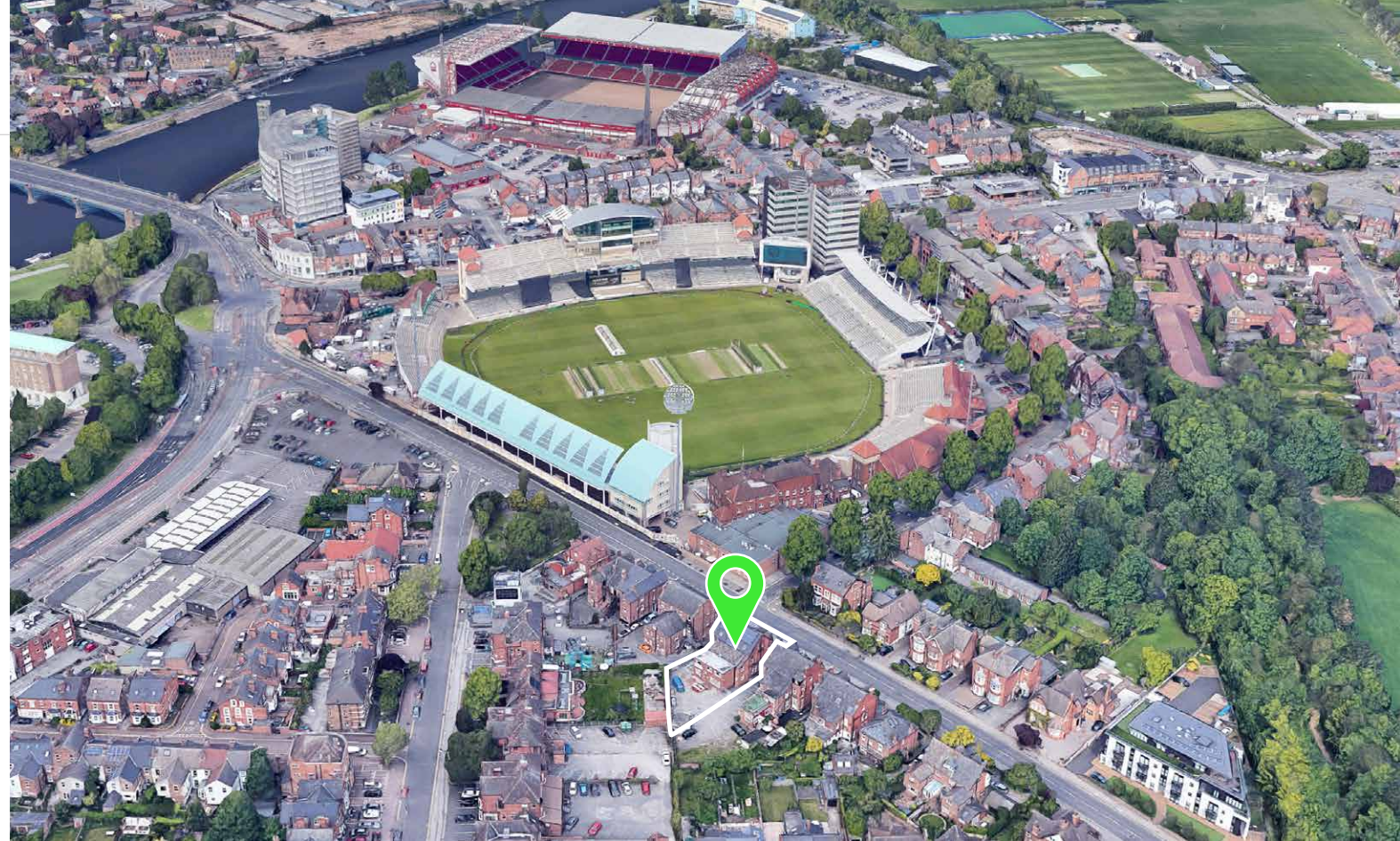
The company has 50 apartments ranging from Studios through 1, 2, 3 and 4 bedroom apartments primarily located in city centre locations in stunning converted Georgian and Victorian properties. This aparthotel opened in June 2022. With 18 apartments, on-site parking, superfast broadband and a terrific location, this is the perfect place from which to explore Nottingham and West Bridgford.



TALBOT HOUSE APARTHOTEL

SITE

The property extends to approximately 0.18 acres (0.073 Ha)



TENANCY

The property is let on a 10 year lease from 01.06.22 without a break to Birchover Residences Ltd. The rent is as follows:

Year 1-5: £172,800 per annum

Year 6-10: £194,400 per annum

TENURE

Freehold, subject to and with the benefit of occupational lease.



TALBOT HOUSE APARTHOTEL

FURTHER INFORMATION

SERVICES:

Electricity, gas and water are evident within the property, we provide no warranty with regard to capacity or connectivity.

EPC:

The property has an EPC rating of 45 falling within band B.

VAT:

VAT is applicable to the price at the prevailing rate. Transaction treated as TOGC for VAT purposes.

LEGAL COSTS:

Each party to bear their own legal costs.

ANTI-MONEY LAUNDERING POLICY:

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL:

Offers are invited in excess of £2,250,000 (Two Million, Two Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level reflects an attractive Net Initial Yield of 8.13% (assuming purchaser's costs of 6.33%)

DATA ROOM:

Guarantees for all works undertaken are accessible via the dataroom. A link will be provided to potential purchasers on request.



CONTACT

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