

27 Addison Street | The Arboretum | Nottingham | NG1 4GX

Freehold Residential Property let as a Children's Home Excellent Covenant. Current Income £62,280 per annum

218m²
(2,346ft²)

- Well let to Homes 2 Inspire Limited with a Guarantor by The Shaw Trust. Two strong covenants
- Current Income £62,280 per annum. Rent linked to CPI
- 6 year lease from 1st November 2026, expiring 31st October 2032
- Let as a Children's Home, Use Class C3(b)/C2
- The property has been occupied by its current use since approximately 2001
- Offers invited in excess of £850,000 to show 7.33% before costs



The Property
(right hand unit)

FOR SALE



Location



Gallery



Contact



Location

Nottingham is a major provincial City in the East Midlands with substantial interests in retail, manufacturing, education, call centres, offices, warehousing and distribution.

Nottingham has a population of circa £275,000 persons, 90,000 students, a leisure catchment of 750,000+ together with a shopping catchment of approximately 2,000,000.

Addison Street is situated approximately 0.5 miles due north of the City Centre. It runs in a southerly direction from Forest Road East to connect with Peel Street at its southern extremity. Immediately to the north of the subject property is the Nottingham Arboretum. Also situated along Addison Street is the Nottingham Girls High School and close by on Forest Road East Nottingham Boys High School.

It is a predominantly residential area developed approximately 150 years ago, consisting of a number of private dwellinghouses, some of which have been redeveloped. The area is a popular, inner city residential area where there are a number of owner-occupied houses, student accommodation, HMOs and other alternative uses such as the subject property occupied as a Children's Home.

The property is situated on the west side of Addison Street, immediately adjacent to Nottingham Arboretum and opposite the junction with Newstead Grove which in turn leads onto North Sherwood Street and indirectly onto Mansfield Road leading out of the City Centre to the north.



Tenure

Freehold



Location



Gallery



Contact



Property

The property comprises a substantial building with accommodation arranged on basement, ground and two upper floors, probably erected anything up to 150 years ago. The main entrance is from Addison Street.

The rear of the property has been extended and has the benefit of a small conservatory. To the front there are two car spaces.

This property is of 9" brick construction with both timber joists and solid floors. The property benefits from full gas fired central heating, also providing hot water. The property has been modernised over the years and is generally in excellent condition.

At ground floor there is an entrance hall, spacious living area, dining room to the rear, kitchen and laundry facilities.

Accommodation

The accommodation of the building totals some 218m² (2,346.60 ft²) and consists of:-

Ground Floor – entrance hall, living room, dining room, kitchen with fitted units, utility area, rear conservatory, separate WC.

First Floor – landing, 3 bedrooms, bathroom with shower unit and wash basin, separate WC.

Second Floor – landing, 3 bedrooms, bathroom with wash basin, shower and WC

Basement – storage purposes

To the rear there is a small enclosed garden approached either from the rear of the subject property or via an alleyway running from the front of property on the northern side, adjacent to Arboretum Street.



Location



Gallery



Contact

Lease

The property is let to Homes2Inspire Limited for a term of 6 years from 1st November 2026 expiring on 31st October 2032 at a rent of £62,280 per annum.

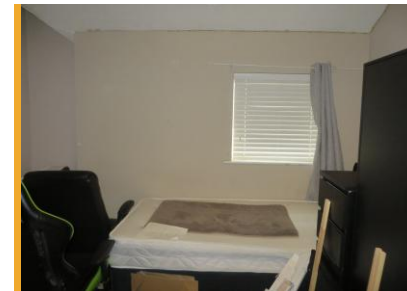
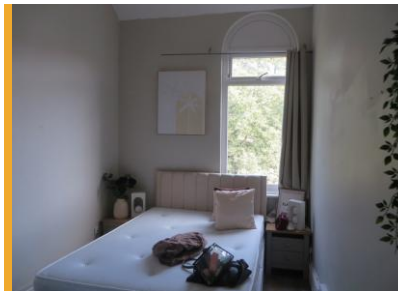
Under the terms of the lease the tenant has the right to break the lease as of 1st November 2028, 2029, 2030 and 2031, subject to 6 months' notice. Rent is paid quarterly in advance. The lease is subject to 3-yearly reviews and is index linked to CPI. The lease is held on full repairing and insuring terms with the landlord insuring and recovering.

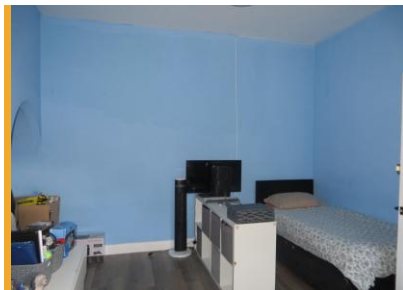
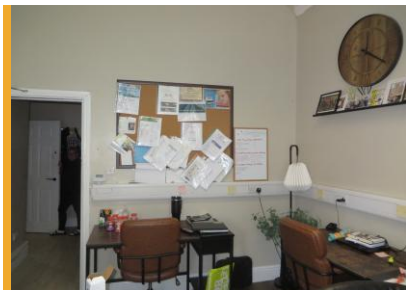
In turn, the lease of the property is guaranteed by The Shaw Trust. A copy lease is available upon request.

Tenant

The property has been occupied for its current use since about 2001 on a lease for 6 years which has now been renewed at an increased rent of £62,680 per annum, a rent proposed by the tenants. This rent is subject to review at the end of 3 years in accordance with the CPI. The occupying tenants entered into a contract with Nottingham City Council. Although it is extremely unlikely that the contract will be determined by Nottingham City Council, it is for this reason that there are annual tenant break clauses from November 2028 onwards. The property has been occupied by its current use since approximately 2001 some 25/26 years ago.

This property was originally a 9-bedroom HMO which has been converted into its present use. There is a strong demand for residential accommodation within the immediate area and in the event of the tenant determining the lease, the property can be converted back into either self-contained flats or a 9-bedroom HMO producing a substantial income.





Covenant

Homes2Inspire is a charity established in 2007 and has 53 homes throughout the country. We have made enquiries via Experian which show the following risk assessment:-

Score:	94/100
Risk:	Very low risk
Credit limit:	£640,000
Credit rating:	£210,000

The principal activities are listed as providing residential care, supported accommodation and foster care services for looked after children.

The parent company is Prospects Group 2011 Limited. The ultimate Holding Company is The Shaw Trust Limited. The respective figures for The Shaw Trust Limited are:

Score:	100/100
Risk:	Very low risk
Credit limit:	£8,900,000
Credit rating:	£3,000,000

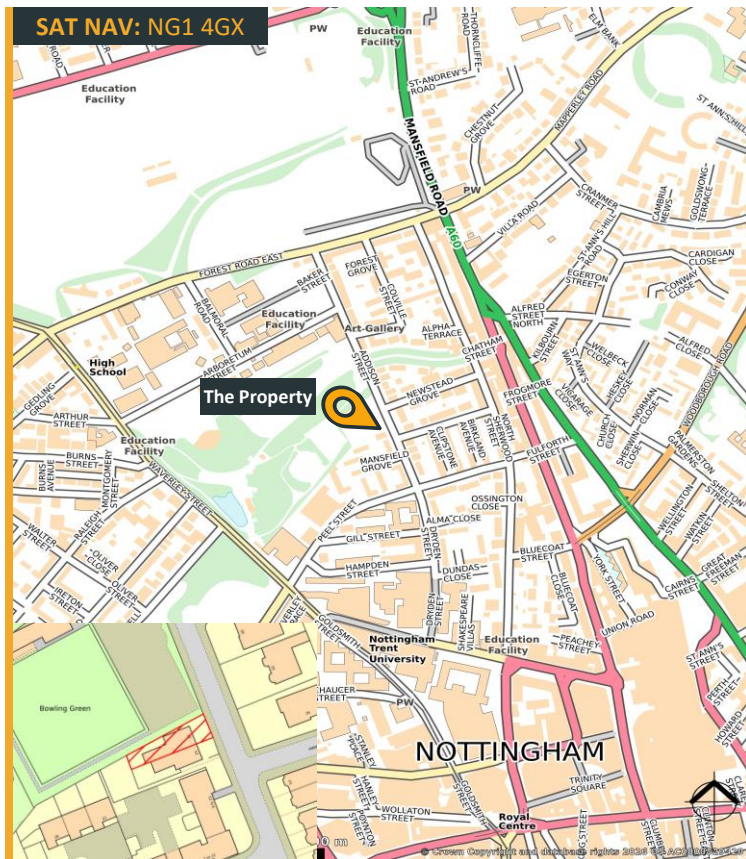
The principal activities are listed as co-creating and delivering high-quality employability programmes and complementary services for people with complex needs, challenges, life changing circumstances and other barriers that impact on access to work.

EPC

The property has an EPC rating of Band **D-61** expiring 10th January 2036.

Price

Offers are invited in excess of **£850,000** to show a gross yield of 7.33% subject to the existing occupational lease which is linked to the CPI.



VAT

The property is elected for VAT and the sale will be as a TOGC.

Further Information

Copies of the lease, EPC, credit reports and other relevant information are available upon request.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each side is to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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noel@fhp.co.uk



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30/09/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.