

Investment Pack

Lenton House, Seely Road, Lenton, Nottingham, NG7 1NU

Offers over

£1,400,000



Comfort
Estates





Property Description

Prepare to be impressed by this outstanding investment opportunity not seen on the open-market for over 20 years!

This property, a strategically positioned development comprising 3 flats and 1 house, offers a total of 17 beautifully appointed bedrooms for discerning buyers. Fully let for the next two years, with a gross annual rent of £150,328 for 2026-27 season, achieving an impressive gross yield of 10.7%.

The property is available both as a traditional transaction or via the purchase of SPV, subject to buyers due diligence. Don't miss out on this fantastic investment opportunity!





Key Features

- First time on the market for nearly 25 years!
- Excellent Investment Opportunity
- Block of 3 flats and 1 house
- Fully let for 2025-26 & 2026-27
- Gross rent of £150,328
- Gross yield of +10.7%
- Excellent condition throughout
- Self-contained Multi-Unit Freehold Block
- Excellent interior and exterior condition
- All 4 properties are EPC rating C



Bedrooms



Lounge



Outside



Initial Outlay

Figures based on assumed purchase price of £1,400,000 and borrowing of £1,050,000 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.



Assumed purchase price

£1,400,000

25%

Deposit £350,000

SDLT

Charge £153,750

LEGAL

Fees £4,000

TOTAL

Investment £507,750

Projected Investment Return

Our multi-award-winning ARLA Propertymark accredited agency, Comfort Estates, has an existing relationship with the tenants in situ and can provide advice on future lettings and management of the properties and tenants.



The monthly rent of this property currently at: £12,527.33*

Annual Rental Income	£150,328
Annual Bills allowance for tenants	£21,065.00
Monthly mortgage payments based on £1,050,000 @ 5%	£4,375.00
est. monthly Buildings Insurance	£125.00
Total Monthly Costs	£4,500.00
Monthly net Income (after all costs)	£6,271.88
Annual net Income	£75,262
Return on Cash Employed (ROCE) based on £507k cash investment	15%

*Total contract value divided by 12 months. May not represent each monthly payment exactly.

Floorplan & EPC

Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 1 - Ground floor



Flat 2 & 3 - First and Second floor



8A - Separate House



Current Tenant Profile

As this property is currently tenanted, we've created a tenant profile report to provide a further in-depth overview of the tenancy agreements and letting arrangements.

- Fully Let until July 2027 for £150,328.
- 4 new tenancy agreements signed to commence from July 2026 and due to expire July 2027
- All tenants signed with UK rental Guarantors
- Successful prior letting history of over 15 years
- Rental collection of >99% over the last 5 years
- All tenants are Full-Time students based at either UoN or NTU
- Fully Compliant Letting:
 - 4 x property licenses up to date
 - Gas, EICR, and other safety certificates up to date
 - All EPC's grade C

These sales particulars have been prepared by Comfort Letting Agents LLP, trading as "Comfort Estates", on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have not been tested, and as such, no warranties have been 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 Comfort Estates have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, Comfort Estates require any successful purchasers proceeding with a purchase are required 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 Comfort Estates instructing solicitors in the purchase or sale of the property.

Sale Comparable Report



£1,600,000

23 bedroom house share for sale

+ Add to report

7, 8, 10 Wellington Square, Nottingham, Nottinghamshire, NG7 1NG

CURRENTLY ADVERTISED

Marketed from 17 Dec 2024 by Landwood Group, Manchester

Three mid terrace student HMOs with a total of 23 rooms | Currently producing circa £44,000p.a. ...



£1,350,000

16 bedroom detached house for sale

+ Add to report

Waterloo Road, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jun 2024 to 17 Sep 2024 (97 days) by FHP Living, Nottingham

2 x 8 bed Student HMOs | Let for current and upcoming academic year | £160 pp pw over 48 weeks (i

Sale Comparable Report



£750,000

9 bedroom semi-detached house for sale

+ Add to report

Barrack Lane, The Park, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Dec 2024 to 26 Feb 2025 (70 days) by Comfort Estates, Nottingham

HMO Licensed | No Chain | Ample off-street parking | Let for 23-24 | Open Plan Living | Desirabl...



£750,000

8 bedroom semi-detached house for sale

+ Add to report

Barrack Lane, The Park, Nottingham

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Dec 2024 to 26 Feb 2025 (70 days) by Comfort Estates, Nottingham

HMO Licensed | No Chain | Ample off-street parking | Let for 23-24 | Open Plan Living | Desirabl...



Contact Us

Are you interested in this investment opportunity and keen to find out more? Get in touch today for further details!



comfortestates.co.uk



0115 933 8997



47 Derby Road, Nottingham, NG1 5AW

A Modern Property Agency.

Let's chat...



0115 933 8997
[comfortestates.co.uk](https://www.comfortestates.co.uk)

