

2 Gadd Street

Nottingham
NG7 4BJ

Asking Price Of £460,000



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0115 841 1155



- 6 Bedroom HMO Investment
- Less Than A Mile To NTU City Campus
- Bills Inclusive Property
- Let at £140 PPPW
- Well Presented Property

- Gross annual income: approx. £43,680
- Gross yield: approx. 9.5%
- Fully licenced and compliant HMO
- Prime student location with strong annual demand
- Can be purchased individually or with adjoining 56 Peveril Street and 2 Gadd Street



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Key Features

Property Features:

6 Double Bedrooms – evenly sized

2 Modern Bathrooms – 1 per upper floor

Spacious Open Plan Kitchen and Dining Room

Separate Communal Lounge

White Goods Included – American-style fridge freezer, washer and separate dryer

Flat-Screen TVs in Every Bedroom

2 Allocated Parking Spaces

Located within a modern estate (circa 10–12 years old)

Excellent transport links and walking distance to NTU

Investment Highlights:

Tenancy for 2024/25: Fully Let at £140pppw (Inclusive of Bills and Internet)

Gross Annual Rent: £43,680
(6 tenants × £140pppw × 52 weeks)

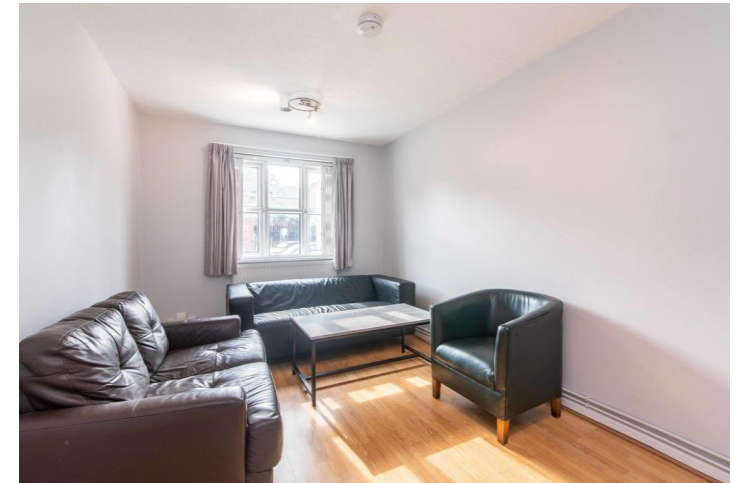
Operating Expenses (Estimated at 15%): £6,552

Net Annual Income: £37,128

Asking Price: £460,000

Gross Yield: 9.49%

Net Yield: 8.07%





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Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Second Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 119.5 sq. metres (1286.2 sq. feet)



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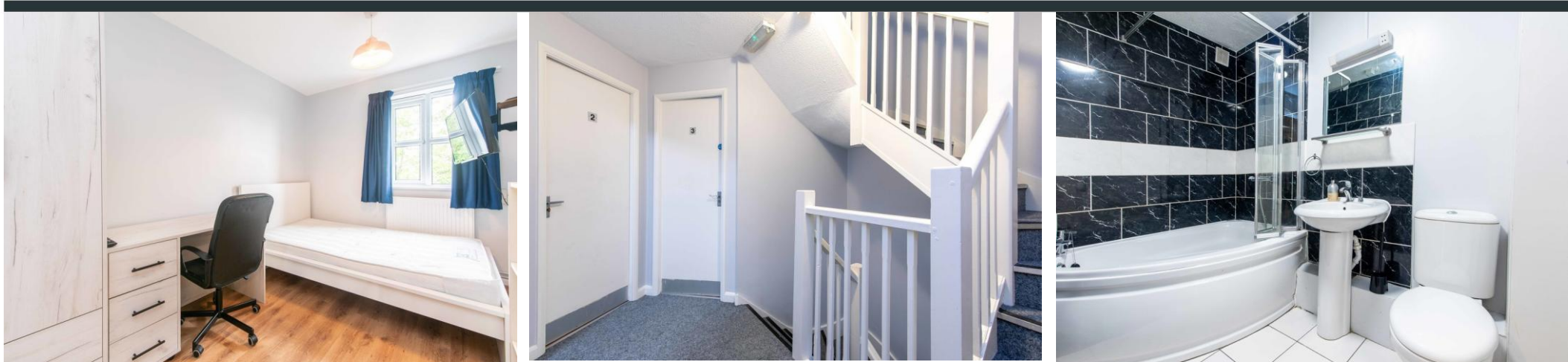


Video



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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		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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