



**Mill Street, Derby DE1 1DY**

**welcome to**

**Mill Street, Derby**

AUCTION DATE: TUESDAY 23rd JUNE 2026

A substantial 23-unit investment across two well-maintained blocks, generating a gross income of £221,460 (25/26). Offering strong rental demand and future potential, this is a ready-made, income-producing asset with multiple years of successful full-occupation.



## welcome to Mill Street, Derby

- AUCTION DATE: TUESDAY 23rd JUNE 2026
- 23 self-contained apartments across two blocks
- Gross income of £221,460 for the 2025/26 academic year
- Established, income-producing residential investment
- Strong tenant demand with consistent occupancy levels

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: A

guide price

# £2,000,000

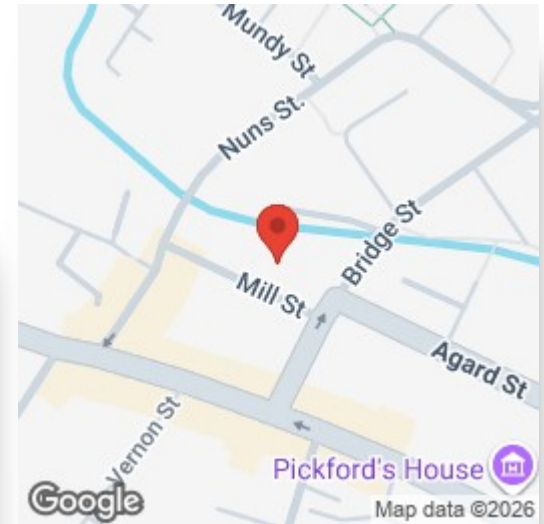


This attractive residential investment comprises 23 self-contained apartments across two purpose-built blocks, forming a well-managed and cohesive scheme. The property delivers a strong gross income of £221,460 for the 2025/26 academic year, reflecting consistent demand and a proven lettings record.

The development, a high-quality conversion of a former school and youth centre, sits behind secure electric gates and includes limited on-site parking for residents and visitors. A low-maintenance courtyard garden provides access to external storage. The accommodation offers a varied mix of unit types, primarily well-designed studios, alongside some with separate kitchens and duplex layouts, appealing to a broad tenant base and supporting high occupancy. Both blocks are efficiently configured, with separately rated units, individual electricity meters, and consumer units, enhancing management and cost control.

This is an ideal opportunity for investors seeking a fully operational, income-producing asset with immediate cash flow. Further growth potential is supported by Derby's expanding student and rental market.

Conveniently located within walking distance of the city centre, University of Derby campuses, and excellent local amenities and transport links, this is a rare opportunity to acquire a substantial multi-unit investment with secure income and long-term capital growth prospects.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBY121960 - 0003

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