



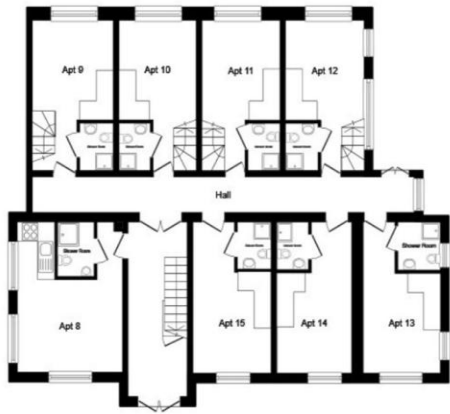
**Mill Street, Derby DE1 1DY**

**welcome to**

**Mill Street, Derby**

A substantial property comprising of 23 self-contained studios across 2 well-maintained blocks. The property is a fully operational, income-producing asset generating a gross income of £221,460 for the 2025/26 academic year, with a track record of full occupancy driven by consistent student demand.

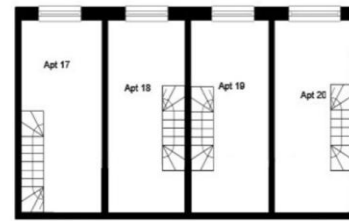




**Ground Floor**



**First Floor**



**Mezzanine**



**Ground Floor**



**First Floor**

**For Sale by Auction – 23<sup>rd</sup> June 2026. Please review the website for terms and conditions.**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Mill Street, Derby

- 23 self-contained student apartments across two blocks
- Fully let for 2025/26 academic year - £221,460 gross income
- Partially pre-let for 2026/27 academic year
- Established student accommodation investment
- Strong historic occupancy and demand

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

guide price

**£2,000,000**



AUCTION DATE: TUESDAY 23RD JUNE 2026

This attractive development consists of 23 self-contained units within two cohesive blocks, exclusively providing student accommodation. The property delivered a strong gross income of £221,460 for the 2025/26 academic year, reflecting consistent demand and a proven lettings record. Importantly, the scheme is already partially let for the 2026/2027 academic year, meaning it will be sold as an ongoing investment with tenants in situ. Prospective buyers are advised to check with the auction house in relation to occupancy levels. Tenancy agreements for 2026/27 will be included within the legal pack.

The accommodation sits behind secure electric gates, includes limited on-site parking for residents, and offers a mix of predominantly studio apartments, alongside some units with separate kitchens and duplex layouts, ensuring broad appeal within the student demographic and supporting strong occupancy levels year-on-year. The property additionally benefits from a low-maintenance courtyard garden with external storage areas

Both blocks are efficiently configured, with individual electricity & water meters and consumer units per unit, enhancing management and cost control. It is important to note that rates are included in the rent within the current terms and are therefore to be paid by the landlord.

Planning consent can be reviewed under reference: 08/18/01227, which confirms the permitted use and relevant conditions for the scheme.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121960](https://www.bagshawsresidential.co.uk/Property/DBY121960)



Property Ref:  
DBY121960 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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