

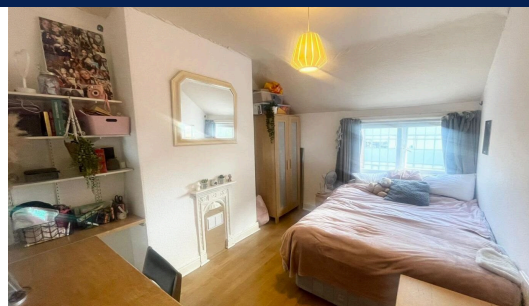


FULLY LET STUDENT INVESTMENT

115 LENTON BOULEVARD • NOTTINGHAM • NG7 2FQ

A landmark eight-bedroom student HMO on a prominent corner plot in Lenton, fully let for 2026/27 on a bills-inclusive tenancy, with gated off-street parking for six vehicles.

Asking Price £550,000



£550,000

ASKING PRICE

£70,344

GROSS INCOME PA

12.79%

GROSS YIELD

100%

LET FOR 2026/27

THE PROPERTY

THE TURRET — A LANDMARK LENTON HMO

115 Lenton Boulevard occupies a commanding corner plot at the junction of Lenton Boulevard and Derby Road, in the heart of Nottingham's established Lenton student quarter. The architectural turret from which the property takes its name makes it one of the most recognisable houses on the street – and one of only a handful in Lenton to have been voted a Top 10 student home.

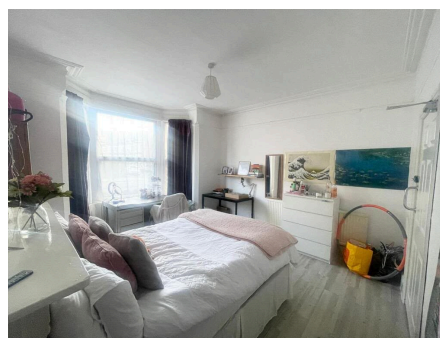
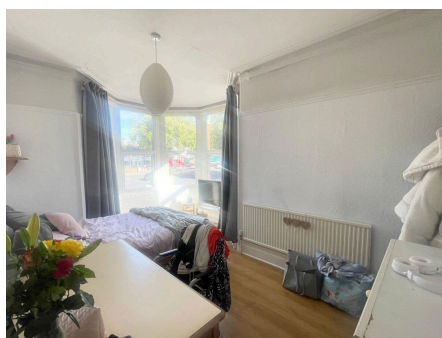
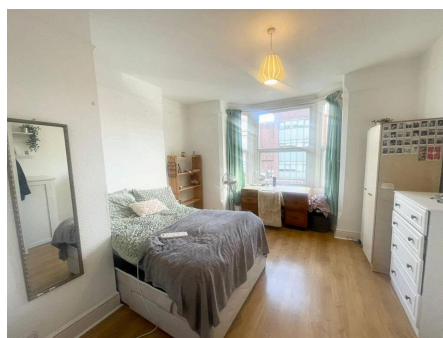
The accommodation extends to approximately 2,630 sq ft (244.4 sq m) over basement, ground and two upper floors, arranged as eight double bedrooms, three shower rooms, a large modern kitchen and a communal living room, with a gated off-street car park for up to six vehicles. The property is held with a certificate of lawful use for eight occupants.

It is sold fully let and income producing on a bills-inclusive letting to eight tenants for the 2026/27 academic year, producing £70,344 per annum gross – a gross yield of 12.79% at the asking price. The property has achieved 100% occupancy for thirteen consecutive years under the current ownership.

KEY FEATURES

- Eight double bedrooms · three shower rooms · four floors
- Landmark turret – the most recognisable house on the boulevard
- Gated off-street parking for up to six vehicles
- Fully let for 2026/27 on a bills-inclusive tenancy
- Certificate of lawful use for eight occupants
- Thirteen consecutive years at 100% occupancy
- EPC C, valid to 29 August 2033
- Roof slates and lead flashing replaced circa two years ago

Position. Circa 41,000 vehicle movements pass the door each day. Sainsbury's Local, the Savoy Cinema and frequent bus services to both universities and the city centre are all within a short walk.



PRICING & TERMS

SCHEDULE OF ACCOMMODATION & INCOME

ITEM	DETAIL	BASIS	INCOME
Residential letting	8 double bedrooms	Circa £169 per person per week, bills included	£5,862.03 PCM
Car park	Up to 6 vehicles, gated	Included within the residential letting	—
Contracted gross income 2026/27	8 beds		£70,344 per annum

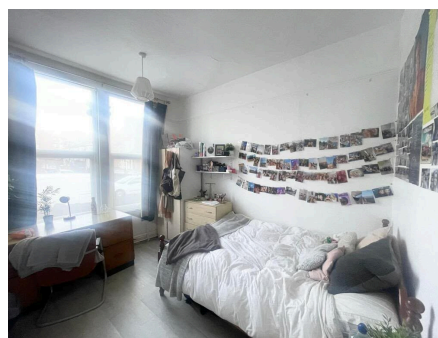
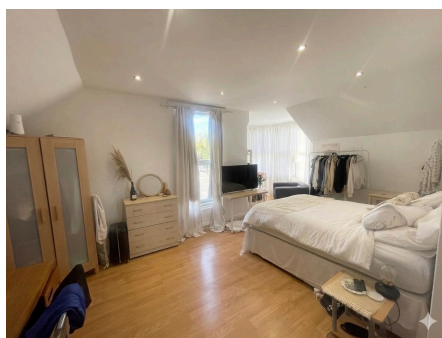
Let on a single bills-inclusive tenancy to eight tenants for a twelve-month term, 4 July 2026 to 3 July 2027. Deposit held: £2,960. The landlord's unlimited utilities package (gas, electricity, water, TV licence and Virgin 800 Mbps broadband) currently costs £610.84 per calendar month; an incoming purchaser should model this against the bills-inclusive rent when arriving at a net figure. Areas are taken from indicative floorplans and are not to scale.

THE OPPORTUNITY

Contracted income, day one. The property is fully let for the 2026/27 academic year on a single tenancy to eight tenants, so a purchaser inherits a year of contracted income rather than a letting campaign. At £550,000 the gross yield is 12.79%.

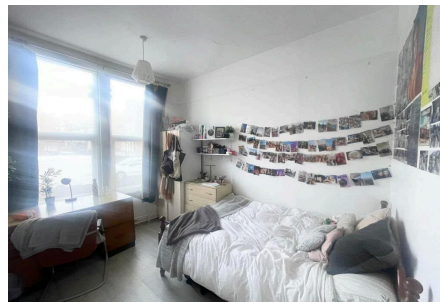
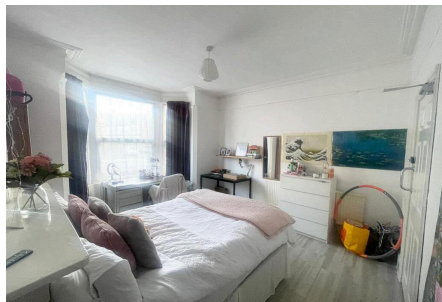
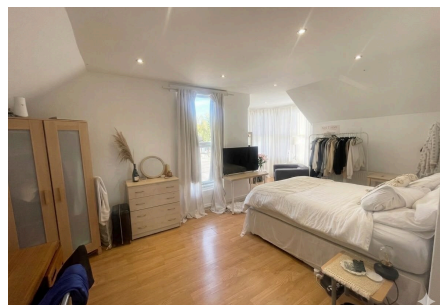
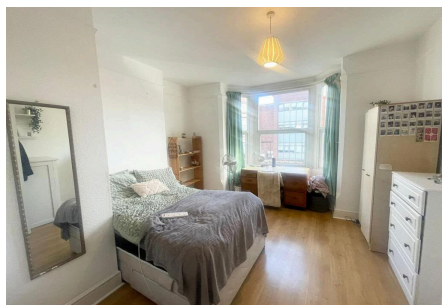
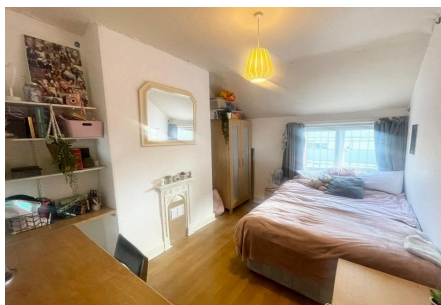
Management and compliance in order. Certificate of lawful use for eight occupants; HMO licence renewal applied for and paid in February 2026; EICR inspected July 2025 and next due by July 2030; gas safety and PAT current. The fire alarm system is being upgraded prior to completion at the vendor's cost.

Held with 259 Derby Road. The property adjoins 259 Derby Road on a separate legal title, under the same ownership and management. The two are also offered together as a single lot at £1,040,000. Separate particulars are available for each.



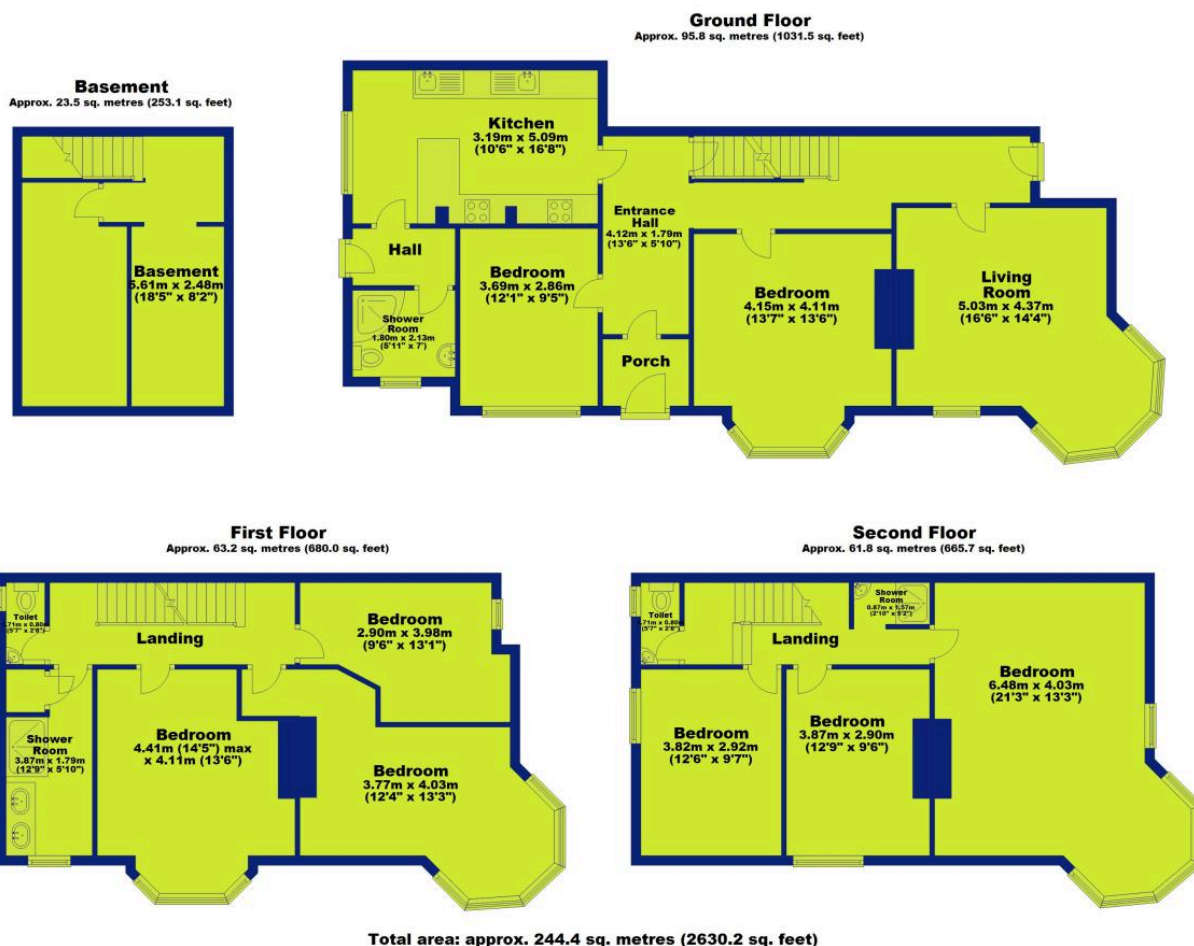
THE PROPERTY

PHOTOGRAPHY



LAYOUT

FLOORPLANS



115 Lenton Boulevard – basement, ground, first & second floors · approx. 2,630 sq ft (244.4 sq m) · not to scale, indicative only

Floorplans are indicative and produced for identification purposes only. Areas are approximate and taken from indicative floorplans; they should not be relied upon and any intending purchaser must satisfy themselves by inspection or otherwise.

115 LENTON BOULEVARD · NOTTINGHAM

VIEWINGS & FURTHER INFORMATION

Viewings are strictly by appointment. Further information including the full photographic library, floorplans, tenancy documentation, the certificate of lawful use, EPC and compliance records is available to seriously interested parties on request.

The property is held within a limited company alongside one other asset; the proposed transaction is an asset sale, not a share sale. Sold subject to and with the benefit of the existing tenancy.

Also available: 259 Derby Road NG7 2DP, which adjoins on a separate title, and the two together as a single lot at £1,040,000.

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