



0 Bed Commercial

34 High Road
Chilwell, Beeston
Nottingham
NG9 4AE

£210,000

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& Company

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- Freehold Investment Property • Long-Standing Tenant In Situ Since 1st March 2013 • Current Rent: £830 PCM (Since 4th September 2025) • Immediate Rental Income From Completion • Off-Street Parking to the Front • Option to Obtain Two Additional Parking Permits on Grove Avenue • Established & Dependable Rental History • Strong Potential for Long-Term Capital Growth & Continued Rental Demand

Positioned in a well-established residential location in Beeston Chilwell, this attractive freehold property presents a rare opportunity for investors seeking a stable, long-term income stream.

The property has been continuously let to the same reliable tenant since 1st March 2013, demonstrating excellent tenant retention and consistent occupancy. The current rental income is £830 per calendar month, effective from 4th September 2025, offering immediate income from day one for a new owner.

For investors, this property provides the key fundamentals of a strong buy-to-let asset: long-term tenancy history, dependable rental income, and freehold ownership, allowing full control over the investment with no ground rent or leasehold restrictions.

Externally, the property benefits from off-street parking to the front, a valuable feature in this popular area. In addition, the property has the option to secure two residential parking permits for further parking on the left-hand side of the property along Grove Avenue, providing convenient additional parking for occupants or visitors.

Located on High Road in Beeston Chilwell, the property enjoys a well-connected position with strong rental demand, making it particularly appealing for landlords looking to expand or strengthen their portfolio in a proven rental market.

This is an excellent turnkey investment for landlords seeking a secure, income-producing property with a proven tenancy record.

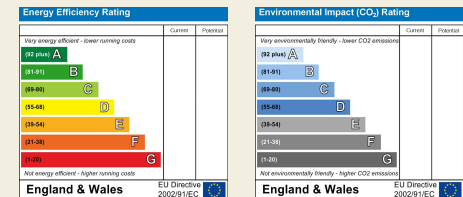


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