

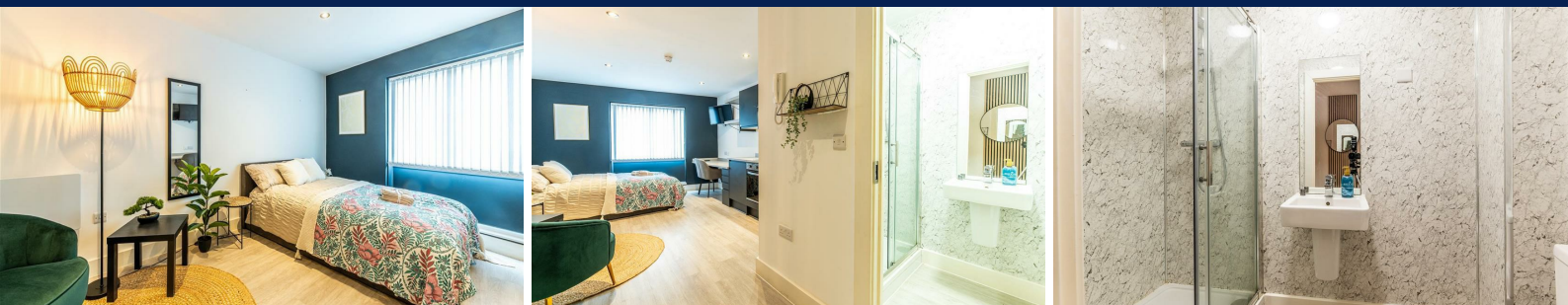


PURPOSE-BUILT STUDENT ACCOMMODATION · LENTON

DOJO HOUSE · ILKESTON ROAD

A stabilised 41-studio PBSA investment over four floors in the heart of proven Lenton – fully self-contained studios with lift, on-site gym, courtyard and cycle storage, moments from the University of Nottingham's Jubilee Campus.

Guide Price £4,250,000 · Freehold



£4,250,000

GUIDE PRICE

£402,000

GROSS INCOME PA •
2024/25

c. 9.5%

GROSS INITIAL YIELD

41

SELF-CONTAINED
STUDIOS

THE OPPORTUNITY

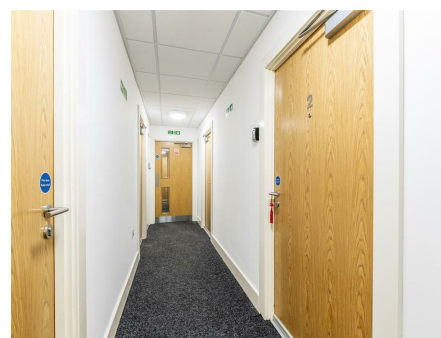
A 41-STUDIO PBSA INVESTMENT IN PROVEN LENTON

Dojo House is a purpose-built student accommodation (PBSA) scheme of 41 fully self-contained studio apartments arranged over four floors on Ilkeston Road, in the heart of Lenton – one of Nottingham's most established and proven student districts. Each studio offers private, self-contained living with its own kitchen, en-suite shower room, study area and living space, supported by a lift, central core, landscaped courtyard, cycle storage, an on-site gym and refuse facilities.

The scheme is largely stabilised and effectively operating at near-full occupancy, with only limited, cyclical vacancy between letting cycles. Projected forward gross income for the 2024/25 academic year is **£402,000** – approximately £9,800 per studio – reflecting a gross initial yield of circa **9.5%** at the £4,250,000 guide. The self-contained, studio-led configuration typically delivers stronger rental resilience and long-term tenant appeal than traditional HMO stock.

KEY FEATURES

- 41 fully self-contained studio apartments over four floors
- Purpose-built student accommodation – studio-led throughout
- Projected gross income of £402,000 for 2024/25 (c. £9,800 per unit)
- Circa 9.5% gross initial yield at the guide price
- Near-full occupancy with strong, consistent tenant demand
- Every studio with private kitchen, en-suite, study & living area
- Lift, central core, on-site gym, courtyard and cycle storage
- Prime Lenton – walking distance of the Jubilee Campus
- Strong links to Nottingham Trent University and the city centre
- Tiered unit mix positioning the scheme at the higher end of the market



SCHEDULE & TERMS

ACCOMMODATION & INCOME

FLOOR	STUDIOS	ANCILLARY & SHARED FACILITIES
Ground Floor	10	On-site gym, reception / lobby and plant room
First Floor	13	—
Second Floor	11	—
Third Floor	7	—
Total	41 studios	Lift, central core, courtyard, cycle & refuse stores

INCOME & PRICING	FIGURE
Projected gross income (2024/25 academic year)	£402,000 PA
Average per studio	c. £9,800 PA
Guide price	£4,250,000
Gross initial yield at guide	c. 9.5%

Income is projected forward gross income based on current letting performance and is provided by the vendor; a full rent schedule and operating-expense breakdown are available on request. Yields are gross and before purchaser's costs.

THE OPPORTUNITY

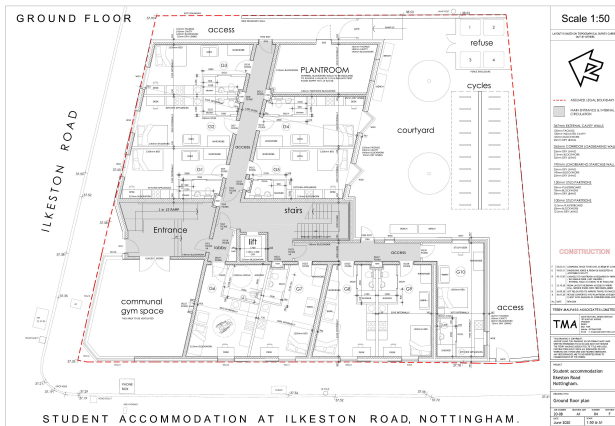
Income & efficiency: forward gross income of £402,000 reflects current letting performance and equates to circa 9.5% gross at the guide. The self-contained studio format carries a relatively efficient operational structure, supporting a strong net income position once standard management, utilities and maintenance costs are accounted for.

Location & demand: Ilkeston Road sits within Lenton, one of Nottingham's most proven student locations, within walking distance of the University of Nottingham's Jubilee Campus and well connected to Nottingham Trent University and the city centre, with supermarkets, cafés and convenience retail close at hand sustaining consistent demand.

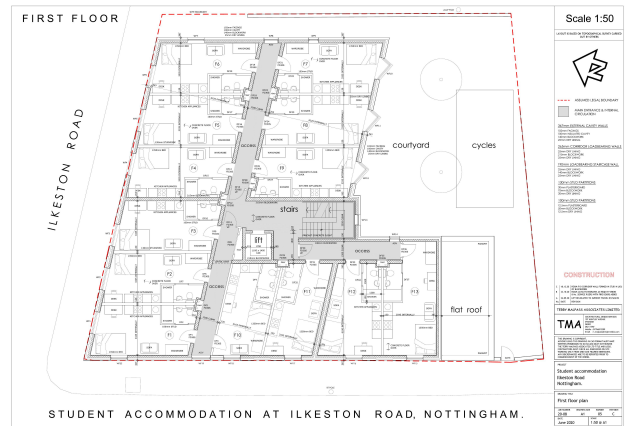


FLOORPLANS

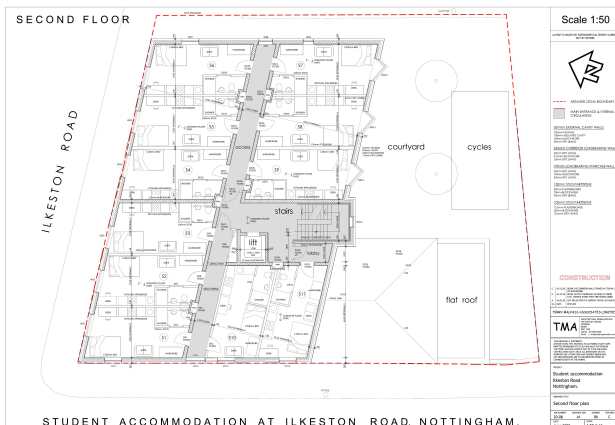
PLANS & ELEVATIONS



GROUND FLOOR · 10 STUDIOS



FIRST FLOOR · 13 STUDIOS



SECOND FLOOR · 11 STUDIOS



THIRD FLOOR · 7 STUDIOS

Architect's drawings reproduced for identification only – not to scale. Full-size plans and elevations are available to interested parties on request.

VIEWINGS & FURTHER INFORMATION

Viewings are strictly by appointment through the joint agents, J.P. Hargreaves Property Consultants and FHP Living; all viewings are conducted by Joe Hargreaves. Further information, including the full rent schedule, operating-expense breakdown, floorplans and tenancy details, is available to seriously interested parties upon request.

Freehold. Offers are invited – whilst there is scope for negotiation depending on the strength and structure of an offer, the vendor will engage constructively with serious interest.

Joe Hargreaves

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