

# 44 Wellington Street

Nottingham  
NG3 1DX

**Offers In Region Of £355,000**



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0115 841 1155



- 5 Bedroom Student HMO
- Tenanted for £37,500 pa inc bills
- Dormer Conversion from existing Loft Conversion to add extra room and bathroom
- Fully licensed HMO
- 10.5% gross yield
- EPC Rating E
- NTU Campus 0.3 miles away
- Let for 24/25 for £150 pp pw inc bills
- £71k per bed



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## Key Features

**INTRODUCTION** FHP Student Living are delighted to offer this 5 bedroom Student Investment Opportunity, just off Huntingdon Street, perfect for student at Nottingham Trent University

**LOCATION** The property is located on Wellington Street, between Huntingdon Street and Shelton Street. Students at Nottingham Trent University are around 0.4 miles from the main City Campus. Nottingham's Victoria Centre is on your doorstep along with significant recent purpose built student developments

**NOTTINGHAM** Nottingham is a widely established 2 university city with an estimated student enrolment in excess of 80,000 with NTU being awarded Modern University of the year in 2023. Nottingham regularly appears as one of the UK's top areas for investment with competitive yields down to high rents and relatively low capital values.

**THE PROPERTY** The house is a 5 bedroom student house, consisting of a ground floor bedroom, open plan kitchen & lounge with bathroom to the rear. The 1st floor contains a further shower room and 3 double bedrooms. The top floor contains a large double bedroom

Buyers should do their own due diligence but we are of the view that a dormer can be added to the top floor to add a further bedroom and bathroom

**INVESTMENT DETAILS** The property is rented for the current and upcoming academic year for £150 pp pw on a 50 week basis, totaling £37,500 pa. The property has an active HMO License  
The asking price of £375,000 represents a gross yield of 10% and £75,000 per bed space





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**Ground Floor**  
Approx. 46.1 sq. metres (496.6 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (448.6 sq. feet)



**Second Floor**  
Approx. 20.1 sq. metres (216.9 sq. feet)



**Total area: approx. 108.0 sq. metres (1162.2 sq. feet)**





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## *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

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