

K A T I E
H O M E S

FRONT, 164 A & 166 A B Derby Road, Nottingham, NG7 1LR

Offers In Excess Of £1,150,000

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This is a unique chance to become the owner of a prime student rental property and commercial units with a great overall annual return. The student rental property consists of three addresses with 18 rooms, 14 bathrooms and 3 reception rooms. Further to this, you have two commercial units that are leased out to businesses. All combined to make the overall income for this attractive for an investor or investment group.





- STUDENT RENTAL PORTFOLIO AND COMMERCIAL UNITS
- 3X STUDENT APARTMENTS 16 DOUBLE ROOMS (14 WITH EN-SUITE)
- COMMUNAL BALCONY
- ANNUAL STUDENT RENTAL INCOME £135,000 APPROX
- ANNUAL COMMERCIAL RENTAL INCOME £16,000 APPROX





166A Derby Road

7 bedrooms, all en-suite.

7 tenants in place Annual rent £59392.96 - £165pppw incl bills (gas, elec, water)

166B Derby Road

5 bedrooms - 3 en-suite, 1 shower room and separate WC

5 tenants in place Annual rent £41273.00 - £161pppw incl bills (gas, elec, water)

164A Derby Road

5 bedrooms - 4 en-suite and 1 shower room

5 tenants in place Annual rent £34128.93 - £132pppw excl. bills

2x Commercial Units

Both units are currently let with an annual income of £8000 each

Details of the apartments

Each apartment is set out in differently ways but typically they include:

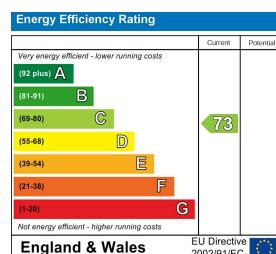
- Open plan kitchen and dining rooms
- Wall mounted TVs
- Full furniture packages
- Modern kitchens with fridge/freezer, oven, hob, dishwasher and washing machine.

Location

Close to Nottingham's Canning Circus, makes this a short walk to Nottingham City Centre and Lenton, an ideal location for students of both Nottingham Trent University and The University of Nottingham. There are also bus stops close by to the property, making this a good location for transport links. The commercial units benefit from this location too and should always be in high demand.

Communal Balcony

This is shared, wooden decked balcony with plenty of seating and standing room, which can be directly accessed via three of the apartments. Making this a great space for socialising between the tenants.



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HAPPIER HOME HUNTING



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