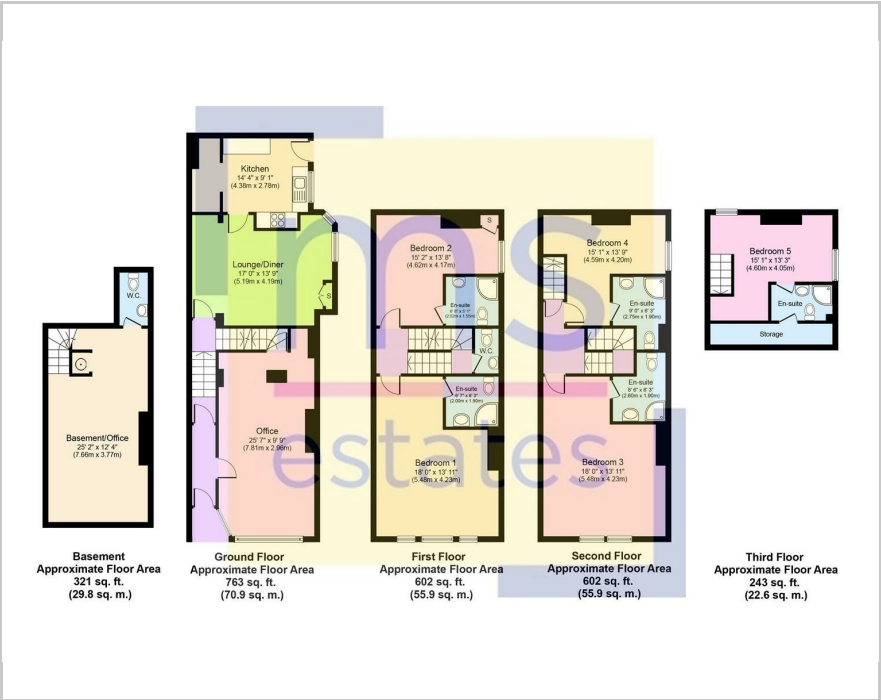




86 Derby Road, Nottingham, NG1 5FD

Guide Price £420,000

Floor Plan



Area Map



- Student HMO & Ground Floor Commercial Investment.
- 11% Yield.
- Current rent being achieved £48,000 p.a.
- Rare opportunity.
- Income breakdown:
- Flat Let at £37,995 p.a tenants pay bills.
- Retail Let at £10,400 can be vacant with 3 months' notice.
- 5 double en-suited bedrooms.
- Fitted kitchen. Separate Living Area.
- Two Off Street Tandem Parking Spaces to Rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	63	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.