

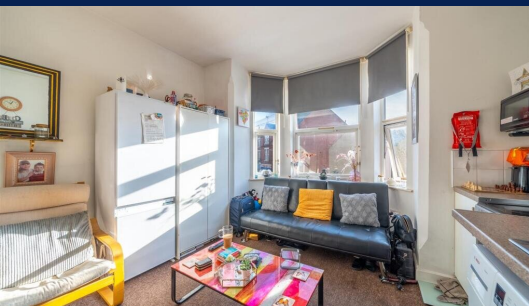


RESIDENTIAL INVESTMENT • FULLY LET • SUPPORTED ACCOMMODATION

24, 28 & 30 BEECH AVENUE • NEW BASFORD • NG7

Nine self-contained flats across three adjoining freehold buildings, fully let on a single lease to a supported-accommodation provider to summer 2027 — a clean, income-producing block investment with genuine reversionary flexibility.

Guide Price £850,000 • 7.84% Gross / c. 7.55% Net



£850,000

GUIDE PRICE

£66,665

PASSING RENT PA

7.84%

GROSS YIELD • C. 7.55%
NET

9

SELF-CONTAINED UNITS

THE OPPORTUNITY

A FULLY LET NINE-UNIT BLOCK INVESTMENT

24, 28 & 30 Beech Avenue comprise three adjoining period buildings in New Basford, together providing nine self-contained flats extending to approximately 351 sq m (c. 3,780 sq ft) in all (floor areas per independent measured survey, April 2022). The accommodation is a practical investment mix – studios and one-bedroom flats together with a generous two-bedroom maisonette – with the flats at Nos. 24 and 30 separately metered.

The whole is fully let on a single lease to René House CIC, a supported-accommodation provider, at a passing rent of £66,665 per annum, with the lease running to summer 2027. The properties are let unfurnished – the leaseholder furnishes – and are sold as seen and fully compliant, as an investment subject to the lease. At the guide price of £850,000 the passing income reflects 7.84% gross and approximately 7.55% net.

On expiry, an incoming landlord has genuine options: renew or re-gear with the provider, re-let to the deep supported-accommodation market, or take the units to the open rental market individually – New Basford offers strong AST demand with the tram and city centre close by.

KEY FEATURES

- Nine self-contained flats across three adjoining buildings
- Fully let on one lease to René House CIC to summer 2027
- Passing rent £66,665 per annum
- Guide £850,000 — 7.84% gross / c. 7.55% net
- Studios, one-beds and a two-bed maisonette of c. 65 sq m
- Approximately 351 sq m (c. 3,780 sq ft) overall
- Flats at Nos. 24 & 30 separately metered
- Let unfurnished — the leaseholder furnishes
- Sold as seen and fully compliant
- Renew, re-let or break up to ASTs on lease expiry

NEW BASFORD · NOTTINGHAM NG7

Beech Avenue is an established residential street in New Basford, north of Nottingham city centre. The area is a proven rental location – a short walk to the NET tram (Shipstone Street / Wilkinson Street stops) with direct services into the city centre and to the railway station, and quick road access via Valley Road and Nottingham Ring Road. The surrounding stock of period terraces and converted blocks supports consistent demand from both the supported-accommodation sector and the open AST market.

SCHEDULE

ACCOMMODATION SCHEDULE

BUILDING	UNIT	ACCOMMODATION	APPROX. AREA	METERING
No. 24 Building c. 114.6 sq m	Flat 24C	Ground-floor studio	29.1 sq m	Separately metered
	Flat 24B	First-floor one-bedroom flat	37.7 sq m	
	Flat 24A	Second-floor one-bedroom flat	33.2 sq m	
No. 28 Building c. 124.5 sq m	4 Units	Four self-contained flats	124.5 sq m	Shared gas & electricity
No. 30 Building c. 112.2 sq m	Flat 30A	Ground-floor one-bedroom flat	30.9 sq m	Separately metered
	Flat 30B	Two-bedroom maisonette	64.8 sq m	
Total	9 units	Studios, one-beds & two-bed maisonette	c. 351.3 sq m	—

Floor areas are taken from an independent measured survey (April 2022) and are believed to be correct; intending purchasers must satisfy themselves. The unit-by-unit configuration at No. 28 is available within the full information pack.

INCOME & PRICING

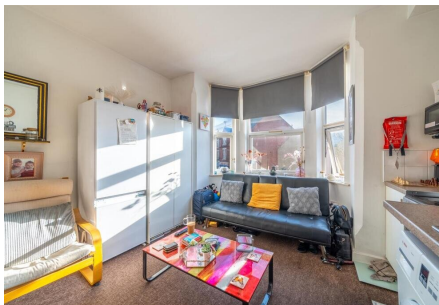
TENANCY & TERMS

ITEM	DETAIL
Passing rent	£66,665.40 per annum, payable under a single occupational lease of the whole
Tenant	René House CIC — supported-accommodation provider
Lease	Five-year term expiring summer 2027; let unfurnished (the leaseholder furnishes)
Guide price	£850,000 for the freehold interest, as a single lot
Yield	7.84% gross · approximately 7.55% net
Basis of sale	Sold as seen and fully compliant — an investment sale subject to, and with the benefit of, the existing lease. The properties are occupied; this is not a vacant-possession sale
Method	Private treaty — offers invited through the agents

Secure income now, flexibility later. Clean, low-management income to summer 2027 — then renew, re-let to the supported-living market, or move unit-by-unit to ASTs.

THE PROPERTY

PHOTOGRAPHY



Internal photography is indicative of the accommodation as let. The properties are occupied — under no circumstances should any approach be made directly to the occupiers or to the provider's staff.

FLOORPLANS

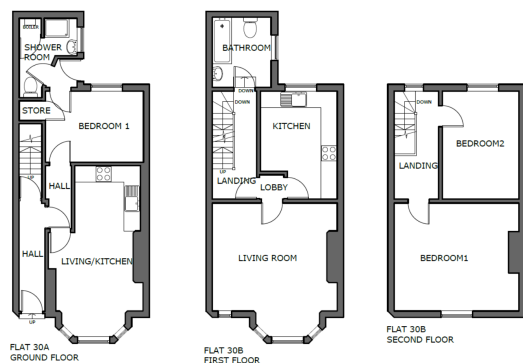
FLOOR-BY-FLOOR LAYOUTS



24 Beech Avenue · ground, first & second floors (3 flats)



28 Beech Avenue · ground, first & second floors (4 flats)



30 Beech Avenue · ground, first & second floors (2 flats)



Rear elevations & yards

Reproduced for identification only – not to scale. Detailed IIPS measured-survey plans with room-by-room dimensions are available on request.

24, 28 & 30 BEECH AVENUE · NEW BASFORD · NOTTINGHAM NG7 7LL

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. The properties are tenanted and occupied — under no circumstances should any approach be made directly to the occupiers or to the provider's staff.

A full information pack — including the occupational lease, measured survey, metering summary, compliance documentation and title information — is available to seriously interested parties on request.

Joe Hargreaves

DIRECTOR · J.P. HARGREAVES
PROPERTY CONSULTANTS

M: +44 7540 744445

E: Joe.Hargreaves@JPHargreaves.co.uk

W: JPHargreaves.co.uk

JOINT AGENT

