

Wesley House, 139A

Victoria Road

Netherfield

Nottingham

NG4 2HU

Asking Price Of £2,250,000



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Video



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0115 841 1155



- Guide Price: £2,250,000 – reflecting a 7.8% net yield
- No landlord costs – tenant responsible for full repairs, insurance, and management (FRI lease)
- Secure, long-term income with a strong covenant and stable operational track record
- Freehold block comprising 13 core flats, staff office, common room, 5 parking spaces, and landscaped
- Fully let to Inclusion Housing (Registered Provider) on a 19-year unexpired lease
- Passing Rent: £176,341.70 p.a., paid monthly
- CPI-linked annual uplifts each April
- Supported living accommodation with Aspirations as the care provider
- Recently redeveloped to a high supported living specification, including thermal upgrades, wet rooms
- Contact Joe Hargreaves - FHP Living



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Key Features

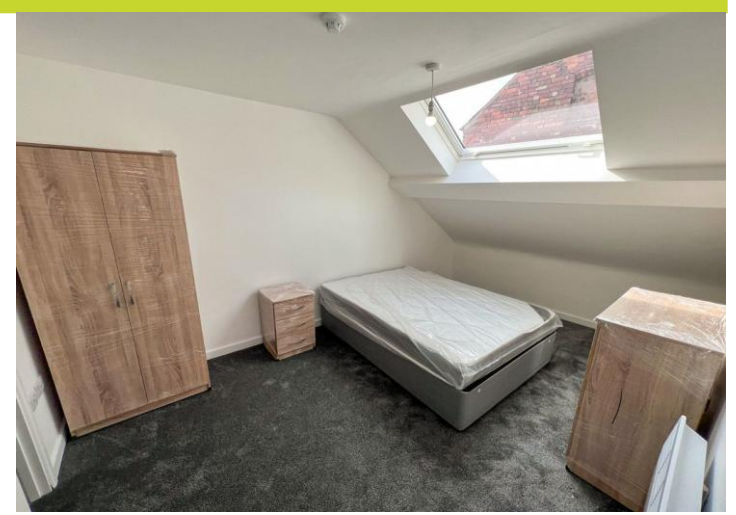
FHP are pleased to offer to the market Wesley House, a prime supported living investment located in Netherfield, Nottingham.

The property is let in its entirety to Inclusion Housing, a leading Registered Provider, on a 19-year unexpired full repairing and insuring (FRI) lease. Care provision is delivered by Aspirations, an experienced national care provider with a strong operational track record. The passing rent of £176,341.70 per annum is reviewed annually in line with CPI, ensuring secure, inflation-protected growth.

The scheme comprises 13 purpose-designed supported living apartments, together with a staff office, communal lounge, landscaped outdoor areas and on-site parking. Completed to a high supported living specification, the accommodation includes wet rooms, acoustic and thermal upgrades, intercom and CCTV systems, and staff facilities. Energy efficiency measures, including solar PV and MVHR, support EPC ratings of B–C across the units.

This is a rare opportunity to acquire a modern, long-income supported living block let on a secure institutional lease with no landlord liabilities.

Guide Price: £2,250,000, equating to a 7.8% net initial yield.





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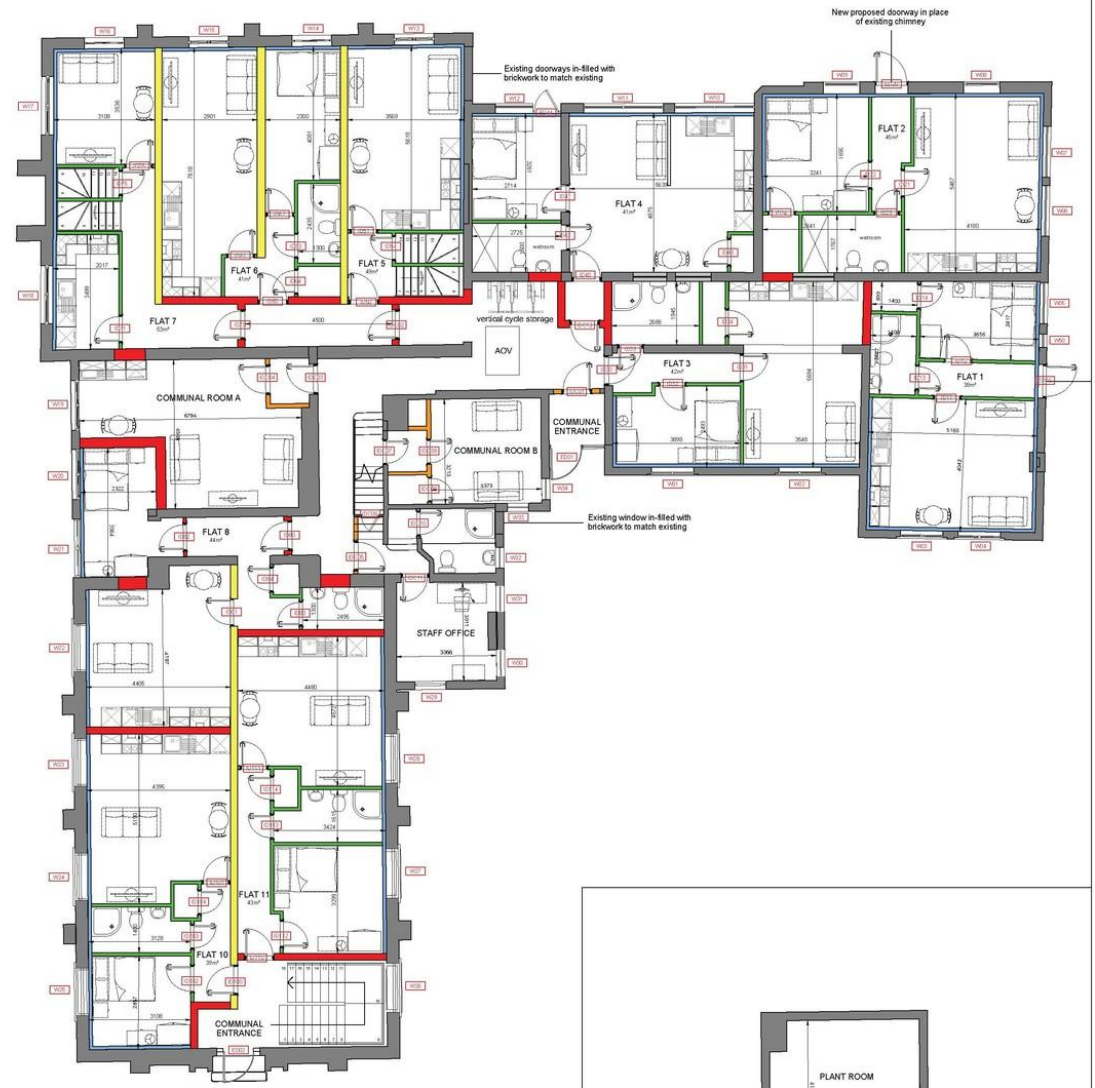


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Interested in this home?

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.