

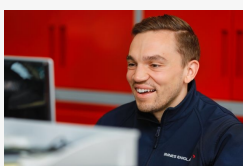


207 Mansfield Road, Nottingham, Nottinghamshire NG1 3FS

Investment Opportunity

- ▶ **6 Bed HMO - all with ensuite**
- ▶ **Producing £45,000 pa (11.39% GIY)**
- ▶ **Let for 2024/2025 and 2025/2026 academic year**
- ▶ **Within walking distance of NTU and Nottingham City Centre - Ground Floor Retail Unit Sold Off On 999 Year Long Leasehold**

For enquiries and viewings please contact:



Ross Whiting
07921 948501
rwhiting@innes-england.com



George Hughes
07506 876689
ghughes@innes-england.com

Location

The property is located on Mansfield Road (A60) on the periphery of Nottingham city centre within an established residential and commercial area. The main shopping and leisure amenities of the city centre are all within easy walking distance with the Victoria Centre being within a 10 minute walk, Nottingham Trent university being within a 10 minute walk and The Old Market Square being within a 15 minute walk of the subject property. Mansfield Road (A60) is a principal arterial route providing access to Junction 26 of the M1 motorway located c. 4.5 miles northwest. The property benefits from excellent transport links with the Nottingham NET Tram system running along Goldsmith Street/Waverley Street and with several bus routes running into and out of the city along Mansfield Road.

Description

The property comprises of a 6 bedroom flat split over four floors. The entrance to the flat is accessed via a side pedestrian walkway that leads from Mansfield Road to North Sherwood Street. The ground floor consists of a bedroom with an ensuite along with the entrance hallway. At first floor level there is a further two bedrooms both having the benefit of an ensuite, along with the shared kitchen for the flat. The second floor has the remaining 3 bedrooms that all have the benefit of an en suite. Finally, the third floor consists of a living/tv room. The floor area for each bedroom and floorplans can be provided by the agents upon request.

Externally, there is a small garden patio area at the entrance to the flat which is secured by a brick wall and is used as an outside seating area and for bike storage.

Accommodation

	Sq M	Sq Ft
Ground Floor	15.4	166
First Floor	50.6	545
Second Floor	51.6	555
Third Floor	17.2	185
Total	134.8	1,451

The above measurements are quoted on a gross internal basis in accordance with the RICS Property Measurement Second Edition. All parties are advised to carry out their own measured survey.

Planning

We understand the property benefits from planning consent for the following uses: Class C4 (House of multiple occupation). The property is within The Arboretum conservation area. We understand a HMO (House of Multiple Occupation) license is in place

(This information is for guidance purposes only and prospective parties are advised to make their own enquiries from Nottingham City Council)

Tenure

The property is owned on a freehold title (outlined in red) however the ground floor retail unit (highlighted in green) has been sold off on a 999-year lease. The ground floor leaseholder can be charged 18% of the total costs for the insurance and maintenance of the building. We note there is also a restriction on the title stating the ground floor retail unit cannot be used as a Public House, Inn, Tavern or Club or for the sale of beer, wine, spirits or other intoxicating liquors. However, all parties are required to carry out their own legal due diligence.

The Freehold will be sold as a whole and with the subsisting Tenancies. Which includes the ground floor retail unit and the 6 bedroom flat which is currently let for the 2024/2025 and 2025/2026 academic year at £45,000 per annum inclusive of bills.

Price

£395,000

Producing a gross initial yield of 11.39%

VAT

VAT is not applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The 6 bedroom flat has the following assessment:

D(62)

Viewings

Viewings are by appointment with sole agents Innes England.

A Matterport is available:

<https://my.matterport.com/show/?m=SqkD13e23iR>

Information Pack

A data vault is available for the property. For access please contact kjefcott@innes-england.com

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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