

228 CINDERHILL ROAD

Bulwell, Nottingham, NG6 8SB



KEY FEATURES

- Price: £700,000 offers in excess of
- 3,798 Sq Ft (352.83 Sq M)
- 18 bed HMO
- Producing £97,000 Gross (inclusive of costs)
- 0.19 acre site fully hard surfaced for parking
- Situated opposite Headstocks Public House
- Adjacent bus stop
- Fully let on AST's

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0115 784 4993
nottinghamshire@omeeto.co.uk

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FOR SALE - INVESTMENT

LOCATION

Bulwell is a market town 3 miles south-west of Hucknall and 4 miles north of Nottingham.

The HMO for sale is situated on Cinderhill Road opposite the Headstocks Public House. Cinderhill Road is a prominently residential street which connects with the A610, 0.2 miles to the south. Opposite the property is a bus stop providing regular public transport link.

DESCRIPTION

18 bed HMO in 0.17 acre site with ample parking. Fully Let producing £97k per annum inclusive of running costs.

Each room has its own WC and shower room and generally benefits from laminate floor coverings, electric heating and LED lights. There are two shared kitchens per floor. Apartment A1 and the kitchens have recently been refurbished.

ACCOMMODATION

Areas have been taken from architect plans.

FLOOR	Sq Ft	Sq M
TOTAL	3,798	352.83

PLANNING

We understand the property has an established HMO use (Sui Generis) under The Town and Country Planning (Use Classes) order as amended. By way of a permission referenced 18/01367/PFUL3 consent was granted for the conversion of the ground floor into 6 self contained studio flats. This was not implemented and lapsed January 2022. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property.

RATING

The property has 6 Council Tax assessments, each banded A.

TENURE

The semi-detached 18 bed HMO available freehold subject to existing AST's. The landlord is responsible for the running costs.

PRICE

The premises is available to buy for £700,000 offers in excess of.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

EPC

B(40)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

09-Jul-2026

NOTE

Plans, maps drawings are not to scale.

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Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

Chris Wright

01332 840328

07471072799

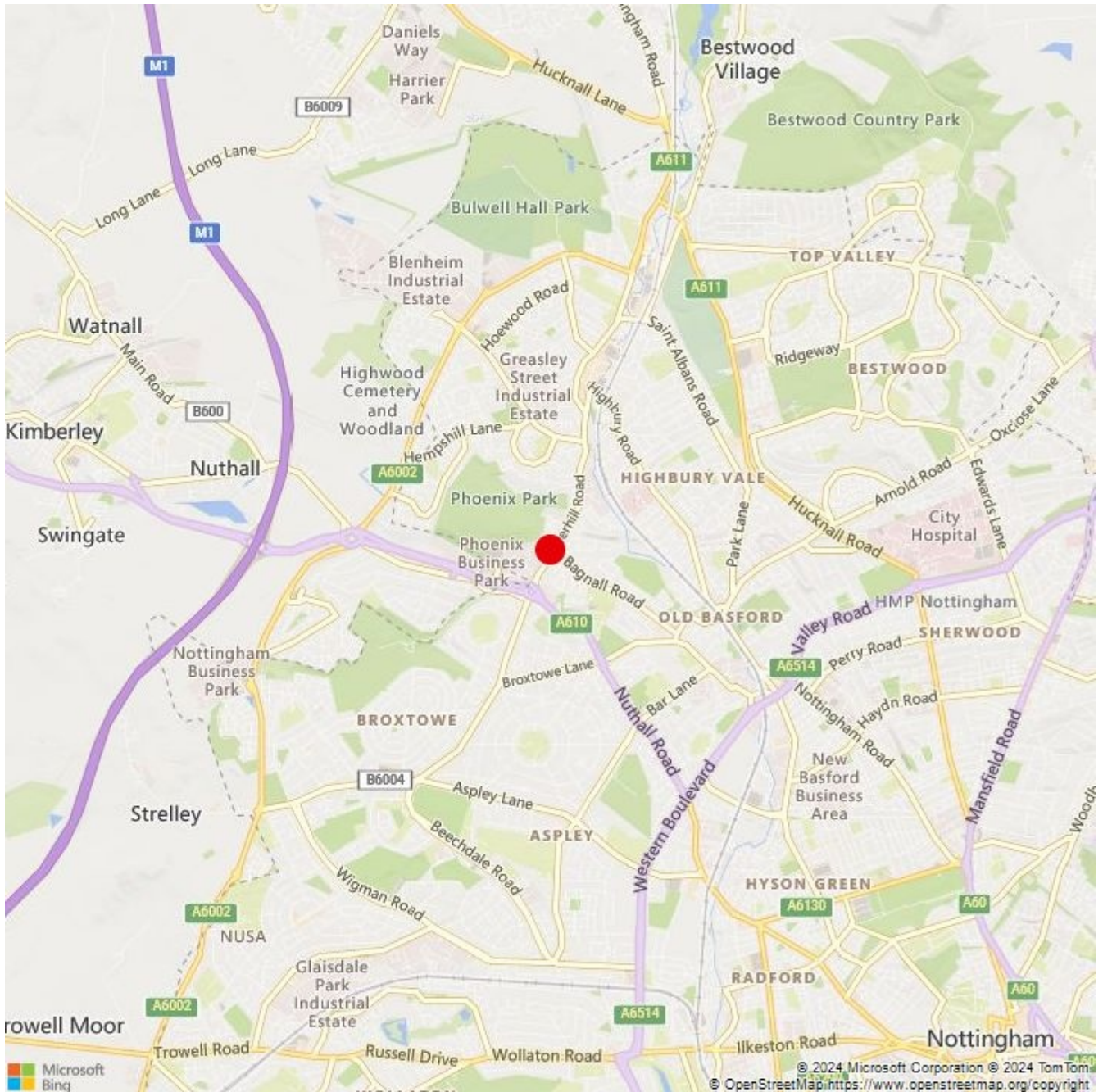
chrisw@omeeto.co.uk

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2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word 'OMEETO' in white capital letters on a dark red background.



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