

## 6 Apartments For Sale

474.73m<sup>2</sup>  
(5,110ft<sup>2</sup>)

- Modern Unfurnished City Centre Apartments
- 2 Year Lease back to the Vendor
- Gross Rent - £105,000 pa
- Net Rent - £75,000 pa
- Price - £1,200,000 (15% Discount to OMV)
- Gross Yield 8.75%
- Net Yield 7.08%
- £1,200,000



**FOR SALE**



Location



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## Location

Nottingham One is in the heart of Nottingham City Centre overlooking the Canal and adjacent to the Railway Station and Tram, just 10 minutes' walk from the Old Market Square.

## Accommodation

Nottingham One was constructed some 16 years ago with each apartment benefiting from excellent levels of light throughout an external balcony and panoramic views across the city.

The accommodation is as follows:-

- 3 X 3-Bed Penthouses – 1,111 ft<sup>2</sup>
- 2 X 1-Bed Apartments – 457 ft<sup>2</sup> and 474 ft<sup>2</sup>
- 1 X 2-Bed Apartment – 846 ft<sup>2</sup>
- **Total 5,110 ft<sup>2</sup> - £235/ft<sup>2</sup>**

All 6 Apartments are unfurnished and have been rented out continually for the past 10 years.





## Leases

125 years from 2009.

## Ground Rent

£471 per annum per apartment.

## Service Charge

£16,973 for the 6 Apartments, ie £3.32/ft<sup>2</sup>

## EWS1

All relevant documentation is in place.



## Market Rents

- 3-Bed Penthouse - £1,875 per month
- 2-Bed Tower Apartment - £1,200 per month
- 1-Bed Apartment - £900 per month
- 1-Bed Apartment - £995 per month



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## Lease Back

The Vendor, who has owned the Apartments for 10 years, will take a lease back for 2 years on the 6 Apartments paying a total rent of £105,000 per annum, payable via 12 equal monthly payments.

## Net Income

After paying the Ground Rent and Service Charge, the net income to the Investor will be £75,000 per annum.

## Price

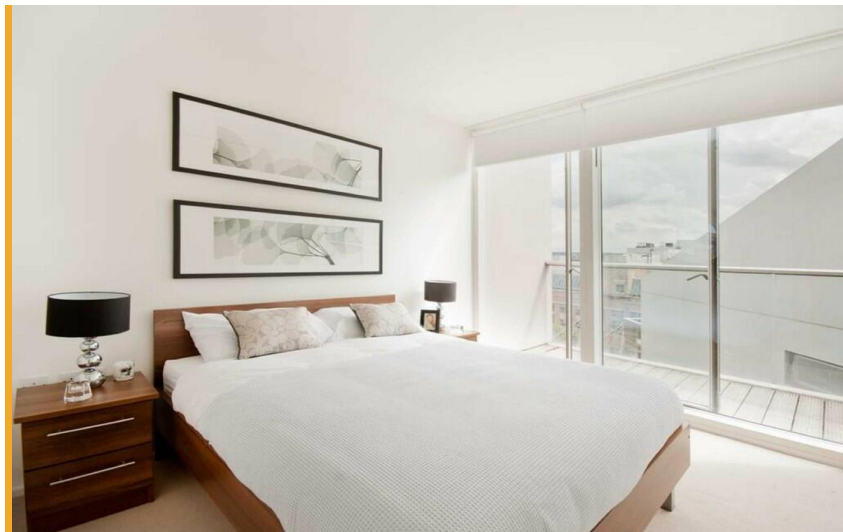
**£1,200,000.**

## Open Market Value

Our sister company, FHP Living, are of the opinion that the value of the 6 individual apartments is circa £1,415,000 thus giving a 15% discount for quantum ([www.fhpliving.co.uk](http://www.fhpliving.co.uk))

## Net Yield

A purchase at £1,200,000 will provide the buyer with a guaranteed net return after paying the Ground Rent and Service Charge of 7.08%.







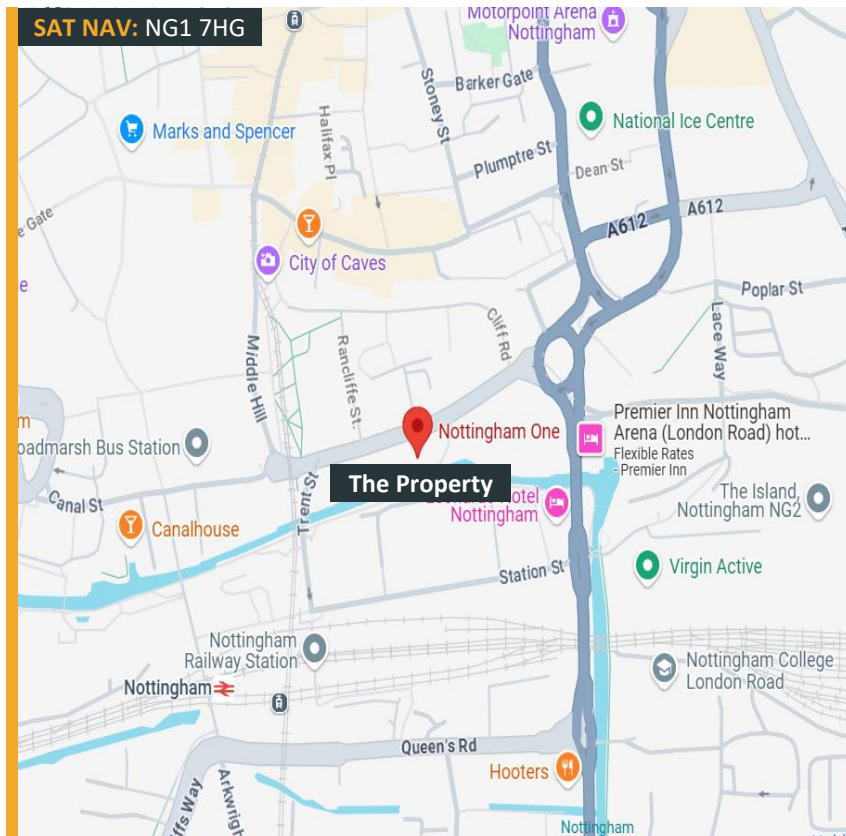
Location



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## Legal Costs

Each party to bear their own legal costs .

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

## Further Information

For further information or to arrange a viewing please call or click on the email or website below:-

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