

116 Portland Road | Nottingham | NG7 4GP

Small student investment for sale – Income secured until August 2027

143.3m²
(1,542.9ft²)

- 5 generous double bedrooms across three floors
- Private rear garden
- Well appointed bathroom and separate WC
- Current gross income - £32,175 per annum
- Offers in the region of £325,000
- £65,000 per bed
- Initial yield of 9.9%



FOR SALE



Location



Gallery



Contact



Location

This property is located within walking distance of Nottingham Trent University, the City Centre and tram links. Portland Road is highly sought after rental location for students and young professionals alike. The property is just moments from local shops, cafes and parks, offering a perfect balance of convenience and community. The property is currently occupied by students, but is also suitable for occupation for PRS.

The Property

This excellent investment opportunity offers immediate rental income and strong yield, situated on the ever popular Portland Road, this substantial 5 bedroom three storey HMO stands approximately 1,543ft² and is fully let for the academic year 2025/26 at £135 pw including bills, equating to a gross income of £32,175 pa. Based upon 11 month tenancies.

This property has now been relet for the following academic year at the same rent, thus securing the income until August 2027.

This well known tenant property is arranged over 4 floors including basement and offers generous proportions throughout each of the 5 double bedrooms, the spacious living/dining room, separate modern kitchen and private rear garden, ideal for outdoor relaxation or bike storage.

Highlights of the property include:-

- 5 generous double bedrooms spread across 3 floors
- Separate lounge and kitchen
- Ideal for shared living
- Private rear garden providing valuable outdoor space
- Basement cellar, ideal for storage or further utility use
- Fully licensed HMO with tenants secured for a further 18 months
- Modern kitchen with fitted appliances and gas hob
- Well appointed bathroom with separate WC





EPC

The property has an EPC Rating of D.

Accommodation

The property comprises the following total area of:-

143.3m² (1,542.9ft²)

(This information is given for guidance purposes only).

Price

Offers are invited in the region of:-

£325,000

(Three hundred and twenty-five thousand pounds)

This shows an initial yield of 9.9% and a net income of £29,076.66 per annum, to show 8.94%.

This purchase price represents a room rate of only £65,000.



Total area: approx. 143.3 sq. metres (1542.9 sq. feet)



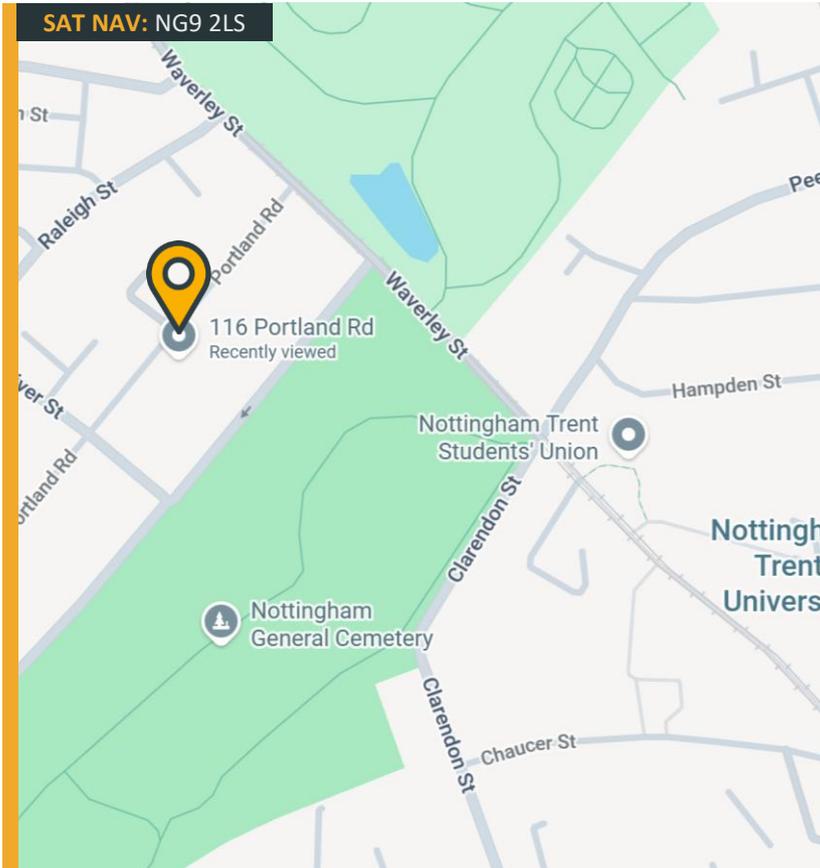
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Identity Checks

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.

Legal Costs

Each side to be responsible for their own legal costs.

Further Information

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

Noel Roper

07711 211 511

noel@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

06/03/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.