

212 Alfreton Road | Nottingham | NG7 3PE

Highly prominent property Suitable for occupation or investment

155.31m²
(1,672ft²)

- 5 rooms arranged over 4 floors
- Potential gross income £26,000 - £27,000 pa
- Offers in the region of £275,000
- £55,000 per bed
- Suitable for upgrading
- For Sale with Vacant possession.
- Freehold
- £209.00 per sq ft



FOR SALE



Location



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Location



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Location

Nottingham is a major provincial city and is regarded as having the principal shopping centre for the East Midlands consisting of Nottingham, Leicester and Derby. It has a diverse economy with substantial interests in manufacturing, textiles, industrial use, education, warehousing and offices.

It has a population of 275,000 persons, in excess of 90,000 students and a catchment of approximately 750,000 persons.

Alfreton Road forms part of the A610 trunk road running north-westerly from Nottingham City Centre (Canning Circus) to connect with the outer western ring road, Western Boulevard, at its northern extremity.

This property is situated on the eastern side of Alfreton Road, close to the junction with Peveril Street and Bentinck Road. The property itself occupies a highly prominent location fronting onto Alfreton Road and forming part of a terrace of buildings erected a number of years ago.

The property is conveniently situated for access to local shopping facilities close by, and facilities in the city centre a 10 minute walk or a short bus journey.





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The Property

The property comprises a substantial building arranged on basement, ground and two upper floors, erected a considerable number of years ago and forming part of a terrace of 9 buildings.

The property benefits from rear access to Peveril Street where there is free unlimited car parking on the right-hand side and off-peak parking on the bus lane of Alfretton Road.

The property is of traditional 9" brick construction under a slate roof, with modern PVC windows.

The accommodation consists of an entrance hall, ground floor bedroom, communal living room and well-fitted kitchen with a range of fitted units and gas cooker.

At first floor level there is one bedroom, separate WC a communal bathroom with bath, wash basin and separate shower unit.

At second floor there are 2 further bedrooms, and on the third floor one single bedroom. The property benefits from basement store accommodation.

The property has the benefit of full central heating and is generally well-maintained. However, it could benefit from upgrading.

This property is suitable for owner occupation or investment.



Accommodation (areas provided by the Vendor)

Floor	m ²	ft ²
Ground Floor		
Entrance Hall	4.44	48
Front Room	13.57	146
Rear Living Room	14.72	158
Fitted Kitchen	7.36	80
First Floor		
Landing	4.16	45
Front Room	18.29	197
Separate WC	1.59	17
Bathroom	9.10	98
Second Floor		
Landing	3.23	35
Front Room	18.54	200
Rear Room	11.36	122
Third Floor (Loft)		
Front Room	15.71	169
Basement		
Ancillary	5.01	54
Front Store	13.51	145
Rear Store	14.72	158
Total	155.31	1,672





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Tenancies

For many years the property has been occupied as a HMO and is sold with the benefit of all Licences.

At the present time one unit is let on a tenancy expiring in June this year. The property therefore will be sold with vacant possession, enabling any purchaser to carry out works of upgrading.

Income

For many years the property has been let as a HMO/Student accommodation. The potential income, subject to works of upgrading, is between £26,000 to £27,000 per annum.

The property has the benefit of five individual letting rooms.

Tenure

Freehold.

EPC

The property has an EPC rating of D/61.

Subject to works of improvement, this can be increased to a rating of B/82.

Price

Offers invited in the region of £275,000 (£55,000 per bed).





Location

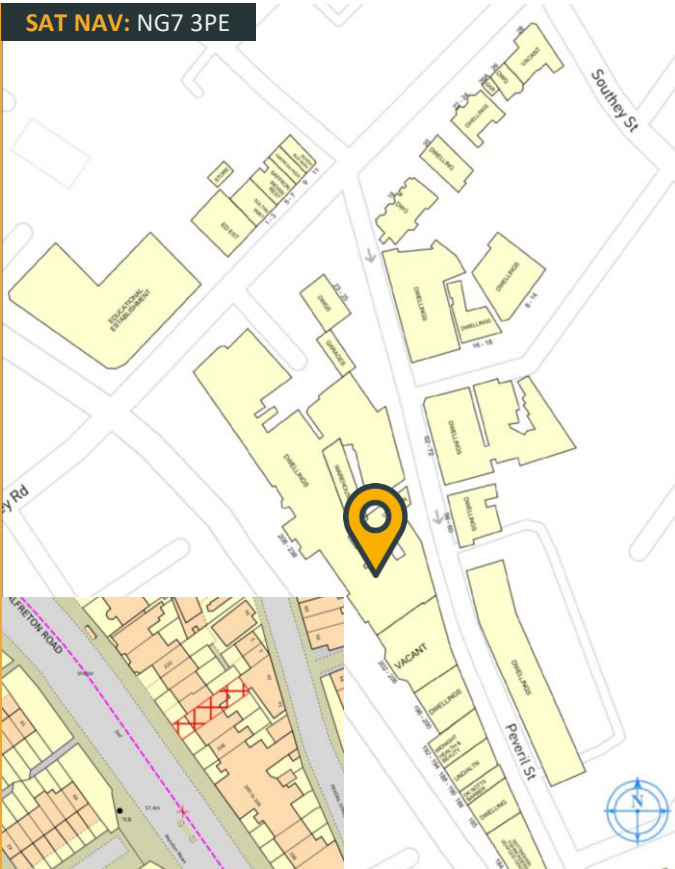


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SAT NAV: NG7 3PE



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:-

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