

Wellington Terrace | 94-102 Hucknall Road | Carrington | Nottingham | NG5 1AB
and Ramsey Court | Hucknall Road | Carrington | Nottingham | NG5 1AS

**Freehold with Residential Income. Current income £96,300 per annum.
Reversionary Income £111,424 per annum.**

646.49m²
(6,959ft²)

- 3 self-contained shops, 9 flats and 4 vacant garages.
- All aspects fully let and income producing (except for the garages)
- Current gross income when all garages are fully let and income producing- £99,180 pa
- Reversionary ERV - £111,424 pa
- Excellent location, good re-letting prospects.
- Offers invited at £1,300,000 to show an initial yield of 7.62% and a reversionary yield of 8.57% before costs



FOR SALE



Location



Gallery



Contact



Location

Nottingham is a major provincial city in the East Midlands with substantial interests in retail, manufacturing, education, call centres, offices, warehousing and distribution. Nottingham City has a population of circa 275,000 persons, 90,000 students, a leisure catchment of over 750,000, and a shopping catchment of approximately 2,000,000.

The subject property lies approximately 1.5 miles north of Nottingham City Centre in an area known as Carrington. The surrounding properties are predominantly occupied for residential purposes, although there are two junior schools close by, one opposite and one on Mansfield Road. Elsewhere former industrial premises have been developed for residential purposes.

The property has a main and extensive frontage to Hucknall Road and a return frontage to Sherbrooke Road. At the rear of the property there is a small enclosed yard, giving access to the garages beneath Ramsey Court.

These are nine self-flats, all fully let and income producing. As elsewhere, throughout the United Kingdom, Nottingham enjoys a buoyant lettings market for apartments such as those in the subject property, with rents continually increasing.





Property

Wellington Terrace is known as Nos 94-102 Hucknall Road and consists of 3 ground floor, self-contained shops, the majority of which are let to a long-established hairdressers together with a haberdashery shop and a sneakers retailer. To the rear and above there are 5 self-contained flats.

The separate and adjacent building is known as Ramsey Court where Flats 1, 2, 3 and 6 are offered for sale with Nos 4 and 5 in separate long leasehold ownership. To the rear of the property there are four self-contained garages which are offered for sale with vacant possession.

All the properties have been well-maintained over the years and are in good condition, both internally and externally.

This property offers the benefits of enhancing its value by the acquisition of the two leasehold flats in Ramsey Court and re-letting the garage accommodation at advantageous rates.

Asset Management

The freehold of both parts of the properties are being sold. Ramsey Court is self-contained and the sale includes the freehold of Flats 1, 2, 3 & 6. Nos 4 and 5 are currently held leasehold for a term of years at a ground rent of £30 pa (total £60 pa). As and when they become vacant, there is the opportunity to acquire the long leasehold interest to enhance the investment and to increase the rental income.

Accommodation and Income

Property	Address	No Beds	Monthly Rent	Annual Rent	Lease Start Date	Lease Term	M ²	FT ²	ERV
Flat Over	102 Hucknall Road	2 Bed	£750	£9,000	15/05/2026	AST	70	754	£9,000
Shop	102 Hucknall Road	Shop	£600	£7,200	01/06/2023	3 years	35	377	£7,200
Flat Over	100 Hucknall Road	3 Bed	£700	£8,400	03/02/2024	AST	72	775	£10,000
Shop	100 Hucknall Road	Shop/Office	£325	£3,900	01/10/2025	2 years	29	312	£4,800
Flat Over	98 Hucknall Road	2 Bed	£650	£7,800	31/01/2025	AST	68	732	£9,000
Shop	94-98 Hucknall Road	Hairdressers	£1,200	£14,400	18/12/2025	3 years			£14,404
Flat Over	96 Hucknall Road	2 Bed	£725	£8,700	01/02/2025	AST	79	850	£9,000
Flat Over	94 Hucknall Road	3 Bed	£525	£6,300	23/06/2012	AST	86	925	£10,200
Flat	1 Ramsey Court	2 Bed	£725	£8,700	05/04/2024	AST	46	495	£9,000
Garage	1 Ramsey Court	Garage	Vacant to be let	Vacant to be let			11.15	120	£720
Flat	2 Ramsey Court	1 Bed	£695	£8,340	09/08/2023	AST	26	280	£8,340
Garage	2 Ramsey Court	Garage	Vacant to be let	Vacant to be let			11.15	120	£720
Flat	3 Ramsey Court	2 Bed	£500	£6,000	08/04/2016	AST	41	441	£9,000
Garage	3 Ramsey Court	Garage	Vacant to be let	Vacant to be let			11.15	120	£720
Flat	6 Ramsey Court	1 Bed	£625	£7,500	01/04/2022	AST	50	538	£8,340
Garage	6 Ramsey Court	Garage	Vacant to be let	Vacant to be let			11.15	120	£720
Total				£96,300					£111,364

(This information is given for guidance purposes only). There is also the additional ground rent income totalling £60 per annum.

Price

Offers are invited at £1,300,000 to show an initial gross yield of 7.62% and a reversionary yield of 8.57% assuming all the vacant sections are let and income producing in accordance with the Accommodation and Income Schedule.

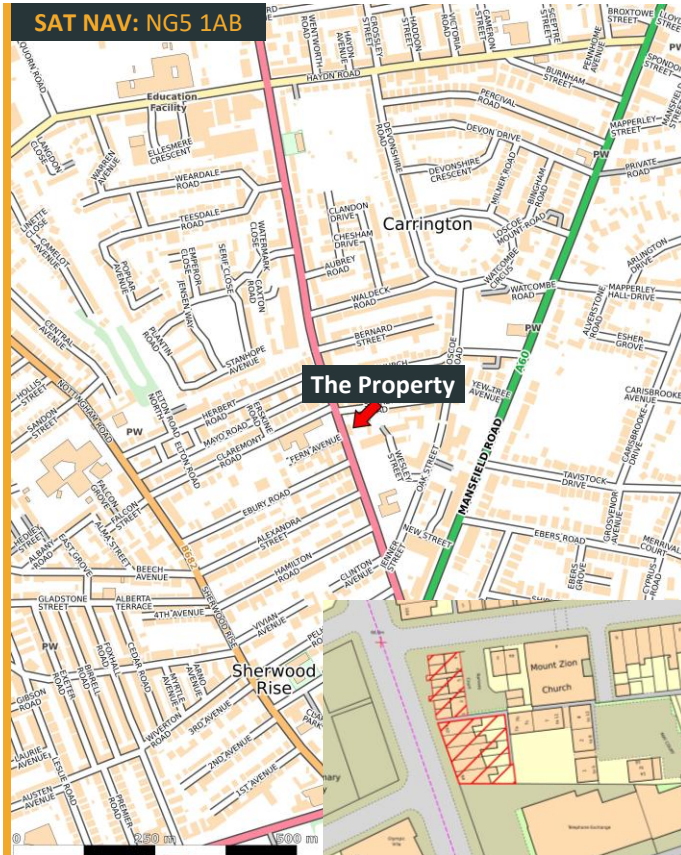
EPCs

Address	Rating	Expiry
Shop 94-98 Hucknall Road	B/28	10.05.2036
Shop 100 Hucknall Road	E/110	10.05.2036
Shop 102 Hucknall Road	C/67	10.05.2036
94 Hucknall Road	E/48	10.2028
96 Hucknall Road	D/65	10.2028
98 Hucknall Road	D/55	28.08.2028
100 Hucknall Road	E/47	12.07.2028
102 Hucknall Road	E.52	07.2028
Flat 1 Ramsey Court	D/61	08.2028
Flat 2 Ramsey Court	C/69	26.09.2028
Flat 3 Ramsey Court	D/63	28.08.2028
Flat 5 Ramsey Court	C/72	03.02.2034
Flat 6 Ramsey Court	C/72	06.2031



ASTs

Copies of the ASTs are available upon request.



VAT

VAT is not applicable to this sale.

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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14/05/2026

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