

87 Wollaton Road | Beeston | Nottingham | NG9 2NG

# Freehold Residential Investment For Sale

Current gross income £109,740 per annum

423m<sup>2</sup>  
(4,553ft<sup>2</sup>)

- High calibre residential investment
- Currently let as an 11-bedroom HMO plus a further self-contained flat
- Alternatively suitable for student accommodation
- New build, low maintenance costs
- Excellent established residential location close to the University and Beeston Town Centre
- Offers invited at £1,100,000 to show a gross yield of 9.97% and a net yield of 6.59% before costs.



**FOR SALE**



Location



Gallery



Contact





Location



Gallery



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## 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 750,000+ together with a shopping catchment of approximately 2,000,000.

Beeston lies approximately 3 miles due west of Nottingham City Centre. It is one of the best three suburban trading centres within the Nottingham Conurbation, with many multiple retailers represented in the town centre. It is a prosperous residential area with a good socio-economic profile. It is one of Nottingham's most highly regarded suburbs, close to The University of Nottingham Campus and being home to Boots Global Headquarters, among other large businesses.

This property situated is within easy walking distance of Beeston Town Centre where there are a number of high-end local bars, restaurants and a range of retail and grocery shops.

This property is situated on the western side of Wollaton Road, adjacent to the Lidl Supermarket premises.





Location



Gallery



Contact

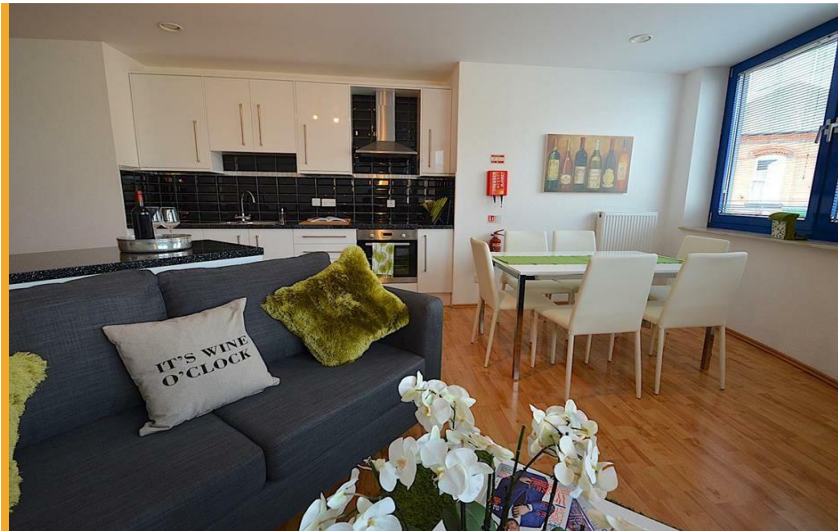


## Property

The property comprises a purpose-built residential investment, erected in 2015 or thereabouts, with accommodation arranged on lower ground, ground and first floors, adjacent to the Lidl Supermarket premises.

The property benefits from 6 car parking spaces together with bicycle storage.

This is a high quality building, finished to an excellent standard, as is evidenced from the attached photographs, with minimum maintenance costs.



The ground floor consists of a 6-bedroom cluster HMO and at first floor level a 5-bedroom cluster HMO. The lower ground floor consists of a self-contained large flat with a single bedroom, kitchen and living area.

## Income and Expenditure

This property has shown a steadily appreciation of income over the last few years and currently produces a gross figure of £109,740 per annum from July 2026.

The current outgoings are £37,190 per annum which includes gas, electricity, water, Council Tax, broadband, insurance, weekly cleaning, servicing, air conditioning, fire alarm and TV Licence.

The net income is £72,550 per annum. A breakdown of the detailed rents passing and the expenditure is available upon request.

## Tenancies

A detailed Schedule of Tenancies is available upon request.

## Investment Summary

This property is occupied by professional tenants and maintained to a high standard. The property benefits from low maintenance costs and has a minimum turnover of tenants with virtually no void periods.

The full accommodation of the apartments, arranged over the 3 floors, has a total of 12 bedrooms, 11 shower rooms, 1 bathroom, 2 WCs, 3 Reception Rooms and Landlord's storage areas. The apartments are all offered fully furnished with bills included and a weekly communal clean to maintain a high standard.

The accommodation is arranged in accordance with the attached plans.



## Tenure

Freehold.

## EPC

Ground Floor – Band C/70 expiring 3<sup>rd</sup> July 2026  
First Floor – Band C/76 expiring 13<sup>th</sup> September 2028  
Lower Ground Floor – Band D/68 expiring 3<sup>rd</sup> July 2026

## Price

Offers invited at £1,100,000 to show a gross yield of 9.97% and a net yield of 6.59% before costs.



Lower Ground Floor

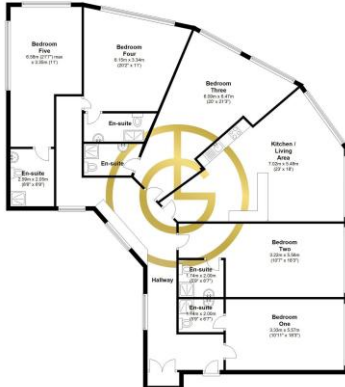


Ground Floor



First Floor

(Approx. 191.4 sq. metres (2060.4 sq. feet))



Total area: approx. 191.4 sq. metres (2060.4 sq. feet)





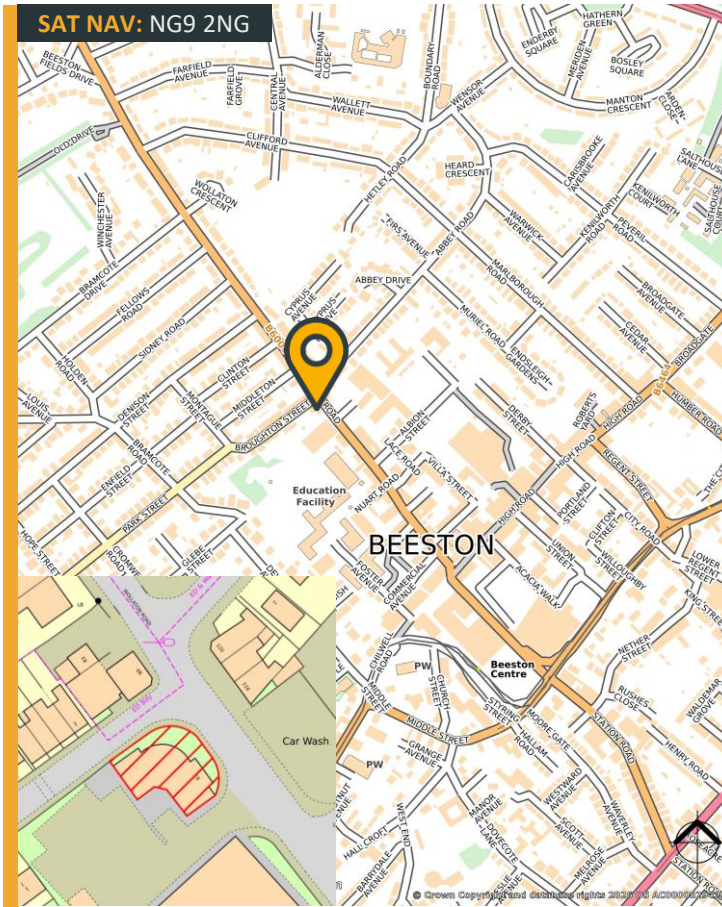
Location



Gallery



Contact



## VAT

VAT is not applicable.

## 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](mailto:noel@fhp.co.uk)



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27/05/2026

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