

51 Windsor Street | Beeston | Nottingham | NG9 2BW

Substantial House Converted into 5-Bedroom Student Accommodation. For Owner Occupation or Investment.

99m²
(1,065ft²)

- Currently let and producing £28,750 per annum until 30th July 2027.
- Vacant possession upon completion
- Substantial premises with 5 bedrooms, living room, kitchen, 2 bathrooms/shower rooms
- Offers invited at £300,000



FOR SALE



Location



Gallery



Contact



Location

Beeston lies approximately 3 miles due west of Nottingham City Centre. It is one of the three best suburban trading centres within the Nottingham conurbation, with many multiple retailers represented in the town centre. It is a prosperous residential area which has a good socio-economic profile.

Beeston is one of Nottingham's most highly regarded suburbs, close to The University of Nottingham Campus and being home to the Boots Global Headquarters and other large businesses.

Windsor Street lies south of Beeston Town Centre, approximately 10-15 minutes' walk. It is a predominantly residential area with the majority of the houses being constructed many years ago. Windsor Street runs in a southerly direction with Queens Road, one of the main thoroughfares in the area, and although not in a cul-de-sac there is very little passing traffic.

The surrounding properties are occupied for residential purposes.





Location



Gallery



Contact



The Property

The property comprised a terraced building erected approximately 70-80 years ago. The accommodation is arranged on ground and two upper floors together with a rear extension. Currently at ground floor level the accommodation consists of a front bedroom, living/dining room with kitchen and WC to the rear.

The first floor consists of two bedrooms and a shower room, with two further bedrooms and a shower room on the second floor.

The property is in excellent condition throughout and has been well-maintained internally, with the benefit of full gas fire central heating

This property is currently let as student accommodation, but will be vacated in August 2026. At that stage an owner occupier purchasing the property can convert the ground floor front room into additional living accommodation and still have the benefit of four-bedroomed accommodation with shower room facilities.

Tenure

Freehold.

Tenancy

The property is currently let on a tenancy expiring on 30th July 2026 at a rent of £28,750 per annum (£110 per bed per person for a period of 50 weeks).

The net income after bills is approximately £24,500.

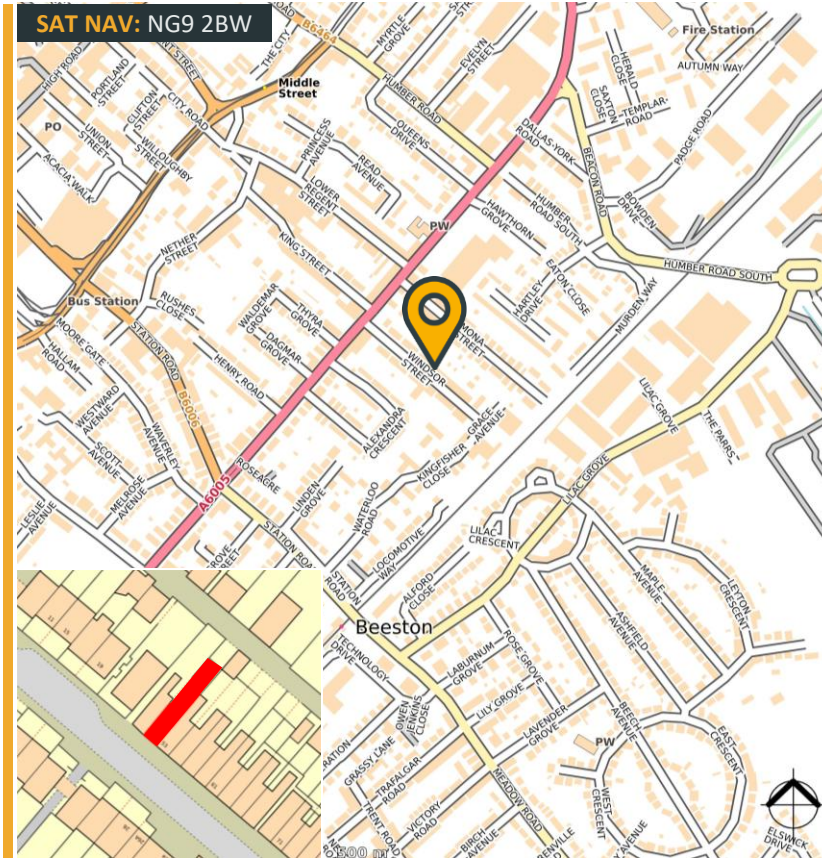
EPC

The property has a rating of D/60 expiring 24th October 2033.

Price

Offers invited at £300,000 with vacant possession.





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

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28/05/2026

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