

115 Lenton Boulevard and 259 Derby Road | Nottingham | NG7 2DP

100% Prime Lenton Student Investment

- **Location:** Junction of Lenton Boulevard & Derby Road
- **Combined Position:** Two Adjoining Properties on Separate Titles (15 Letting Bedrooms Total)
- **Combined Pricing Target:** £1,040,000
- **Current Portfolio Income:** £130,688.37 Gross Per Annum (2026/2027)
- **Net Portfolio Income:** £117,818.37 Per Annum (After Utilities)
- **Investment Return:** 9.31% True Net Yield (Fully accounting for all purchase costs, including Stamp Duty, legal fees, and valuation fees)
- **EPC rated C**



FOR SALE



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Investment Overview

A great opportunity to acquire Nottingham's most iconic and celebrated student HMO. Known universally to generations of students as "**The Turret Properties**," this commanding pair of adjoining buildings occupies a prime corner plot representing the absolute pinnacle of the Nottingham buy-to-let market.

Students love this location. It is widely considered the ultimate place to live during their university years. Highly sought-after and incredibly popular, these properties are social media famous among the student demographic. With both properties independently voted in the top 10 student homes in Lenton, they are targeted by groups of friends months in advance and let instantly every single year.

Boasting an unprecedented **13 years of 100% uninterrupted student occupation under current ownership** (and a 30+ year historical track record), this portfolio offers immediate, highly reliable cash flow with an exceptional **9.31% true net yield**.





The Asset Breakdown

1. 115 Lenton Boulevard – £550,000 (8-Bed Premium HMO)

The corner plot, featuring the prominent, historic architectural turret that gives the building its famed status.

Accommodation: 8 substantial double bedrooms, 3 shower rooms, a large modern kitchen, and a dedicated communal living room.

Parking: Gated off-street car park with dedicated space for up to 6 vehicles (a massive premium in Lenton).

Reputation: Voted one of the Top 10 Student Homes in Lenton.

2026/27 Income: £70,344.45 (Gross, Bills Included) — representing an attractive **12% gross yield**.

2. 259 Derby Road – £490,000 (7-Bed Premium HMO with Value-Add Potential)

Directly adjoined to 115 Lenton Boulevard under a separate legal title, sharing the renowned "Turret Properties" status.

Accommodation: 7 generous double bedrooms, 2 shower rooms, kitchen, and a communal lounge.

Parking: Expansive off-street parking for up to 8 vehicles.

Reputation: Jointly voted one of the Top 10 Student Homes in Lenton.

2026/27 Income: £60,343.92 (Gross, Bills Included) — representing an **11% gross asset yield**.



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Unbeatable Location

You quite literally cannot find a more prominent, recognisable, or popular student location in Nottingham. Situated dead-centre at the high-footfall junction of Lenton Boulevard and Derby Road, the properties sit in the absolute sweet spot that students actively hunt for.

The site sits perfectly positioned on the primary transit corridor between The University of Nottingham (UoN) campuses and Nottingham Trent University (NTU), guaranteeing a permanent, captive demographic of thousands of students passing the front door daily.

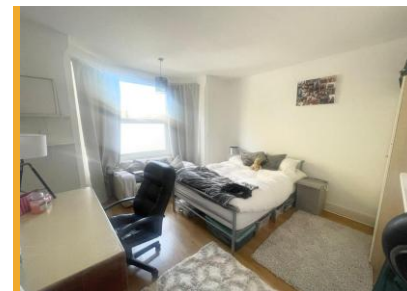
The properties sit directly adjacent to everything that makes student living effortless:

Sainsbury's Local & major student amenities right on the doorstep.

The iconic Savoy Cinema (Nottingham's legendary student landmark).

Lenton Recreation Ground and key social spaces.

Key transport links, with main student bus stops located directly adjacent to the building.





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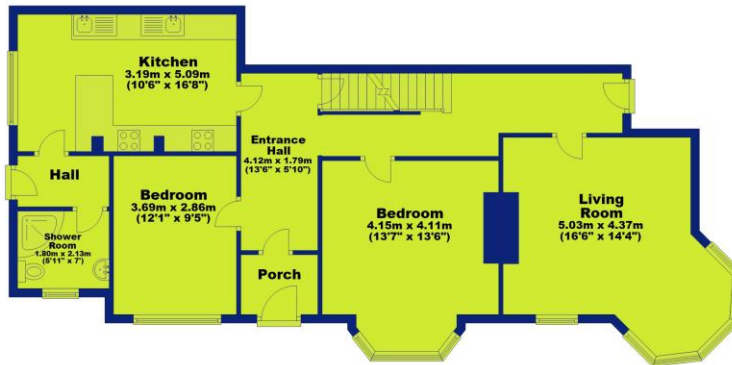
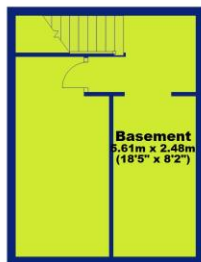
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Ground Floor

Approx. 95.8 sq. metres (1031.5 sq. feet)

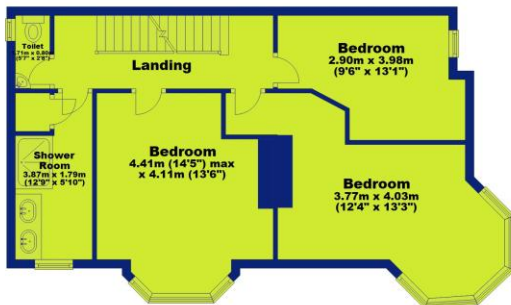
Basement

Approx. 23.5 sq. metres (253.1 sq. feet)



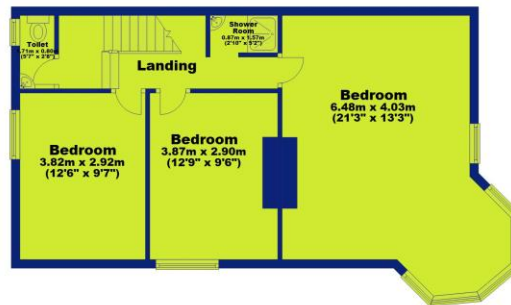
First Floor

Approx. 63.2 sq. metres (680.0 sq. feet)



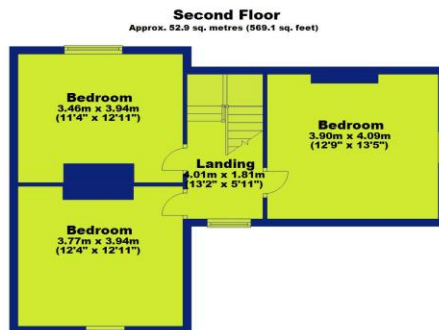
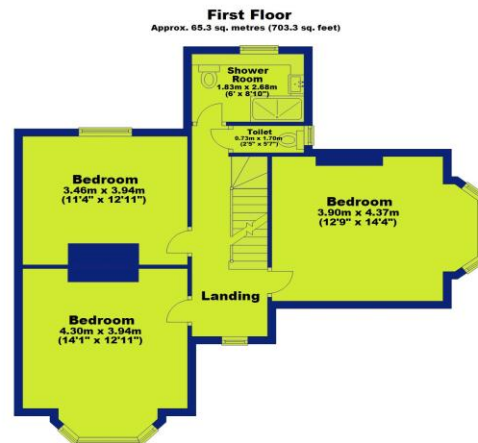
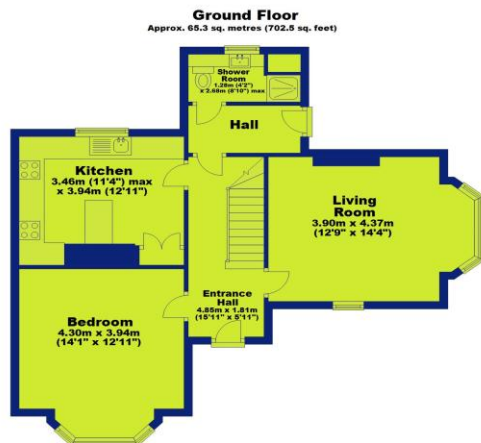
Second Floor

Approx. 61.8 sq. metres (665.7 sq. feet)



Total area: approx. 244.4 sq. metres (2630.2 sq. feet)

115 Lenton Boulevard



Total area: approx. 183.5 sq. metres (1975.0 sq. feet)

259 Derby Road



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Value-Add/Capital Upside

This property holds significant asset-management potential. Planning permission was previously granted (now expired) for a substantial downstairs kitchen extension into the car park alongside an additional bathroom. An incoming purchaser can reinstate this to convert the existing lounge into an 8th double bedroom, significantly driving up the capital value and future rental yield or build a new block in the car park (STP).



Core Strengths & Market Positioning

Unrivalled Exposure: Command a highly visible location benefiting from over **41,000 vehicle movements per day**.

Flawless Track Record: 100% let for the past 13 consecutive years with current owners and over 30 years historically with strong rental levels strictly maintained.

Elite Energy Efficiency: In a tightening regulatory market, **both properties are solidly C-rated for EPC**, eliminating the immediate risk of costly energy efficiency upgrades



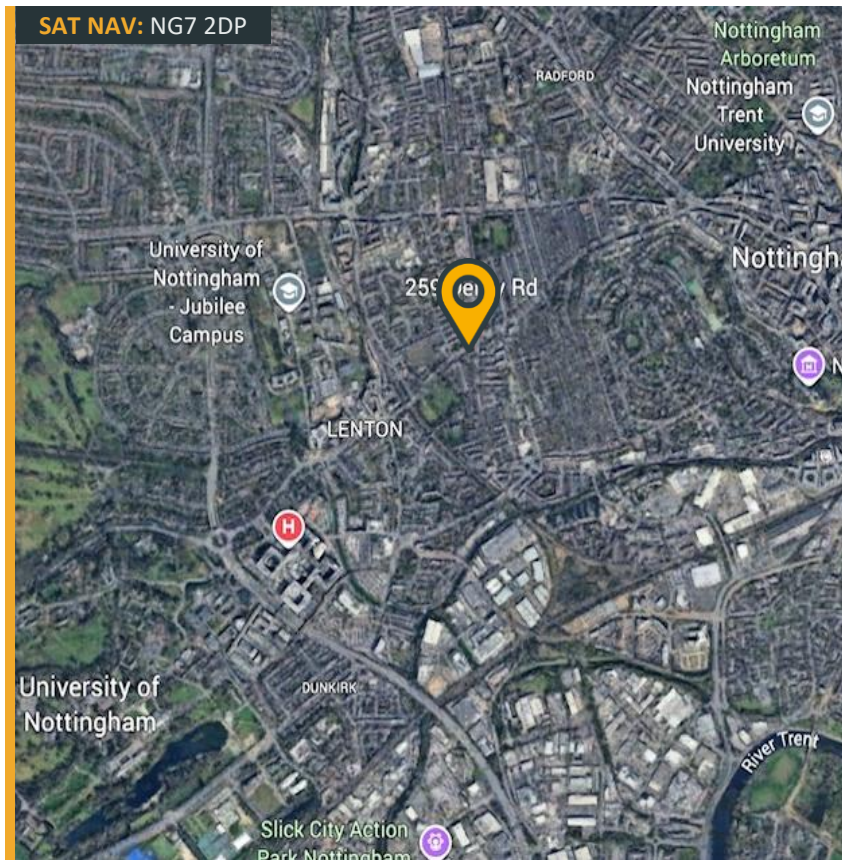
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Identity Checks

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:-

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