63 & 74 Long Row and 77 & 79 Upper Parliament Street | Nottingham | NG1 6LD

Long leasehold city centre residential investment for sale

386.84m²
(4,164ft²)

- 8 residential dwellings consisting of 1 x two bed flat, 6 x one bed flats and a penthouse suite
- Current gross income £69,438 per annum
- Fully let and income producing
- Prime city centre position with excellent access to Nottingham's transport links including Tram network and Victoria Centre bus station
- Offers invited at £725,000
- Gross yield before costs 9.58%

FOR SALE

Location | Gallery | Contact

FHP
fhp.co.uk

Location

The subject property occupies a prominent position within Nottingham's prime city centre core, one of the principal thoroughfares linking the Old Market Square with the professional office district and the Theatre Royal alongside The Royal Concert Hall. The immediate vicinity is a short walk from the Market Square and the Victoria Centre in an area of mixed use comprising of residential, shops, offices, cafes and restaurants.

The property benefits from an excellent public transport connectivity with the NET tram stop close by and numerous bus serving routes up and down Upper Parliament Street.

Nottingham itself is a major East Midlands city located approximately 33 miles south of Sheffield and 45 miles north east of Birmingham with strong road links via the M1 and A52. According to the most recent consensus, the population is in the region of 330,000 to 340,000.

The city has a strong educational profile home to two major universities with the subject property being a stones throw away from Nottingham Trent University.

The property occupies a good city centre location where there is a strong demand for this type of accommodation.

The Property

Located on Upper Parliament Street, the accommodation is arranged over two floors with access from street level to the right hand side of Persian Empire restaurant.

The property is in excellent condition throughout and has been well maintained internally with all flats being finished to a high standard, fully fitted bathrooms and significant natural daylight.

Tenure

Leasehold for a term of 125 years from 24th June 2009 at a peppercorn with 108 years unexpired.

EPCs & ASTs

A copy of the EPCs and ASTs are available upon request with full access to the data room available.

Price

Offers are invited at:-

£725,000

to show a gross yield of 9.58% before costs.

VAT

VAT is applicable at the prevailing rate.

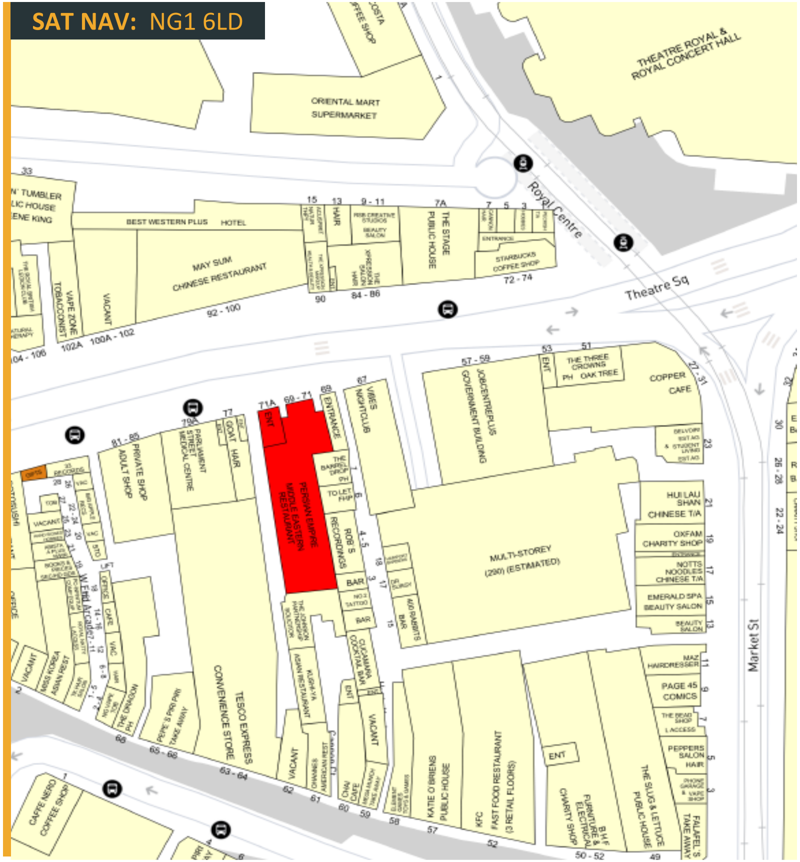
Accommodation and Income

Address	Lease Start Date	Lease Expiry Date	M²	FT²	EPC	Rent pcm	Rent pa
Flat 1	20/07/2026	19/07/2027	50	538	D	£735	£8,400
Flat 2	27/04/2026	26/04/2027	45	484	E	£800	£10,638.96
Flat 3	04/08/2025	03/08/2026	75	807	E	£850	£10,200
Flat 4	04/06/2025	03/06/2026	42	452	D	£675	£8,100
Flat 5	02/11/2025	01/11/2026	41	441	E	£650	£7,800
Flat 6	27/11/2025	26/11/2026	49	527	D	£675	£8,100
Flat 7	20/11/2025	19/11/2026	33	355	E	£600	£7,200
Flat 8 (Penthouse)	14/02/2026	13/08/2026	52	560	E	£750	£9,000
Total			**386.84**	**4,164**		**£5,735**	**£69,438.96**

The long leaseholder is responsible for the following service charge:-

Workman service charge: £5,136.52 per annum
Workman Insurance: £1,295 per annum
Total Outgoings: £6,431.52

Net Income: £63,007.44



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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02/09/2026