

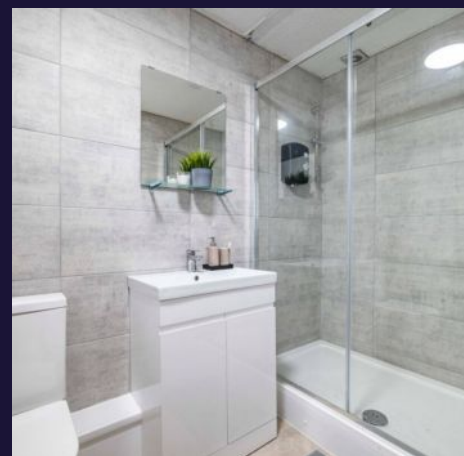
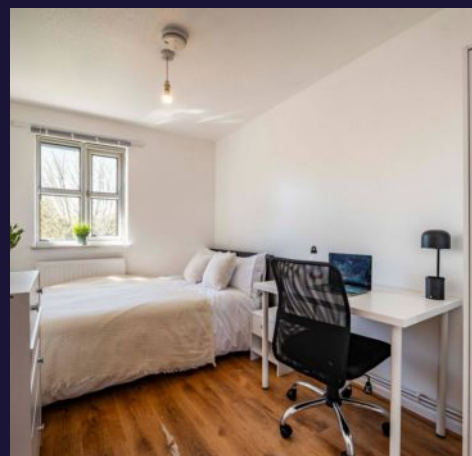


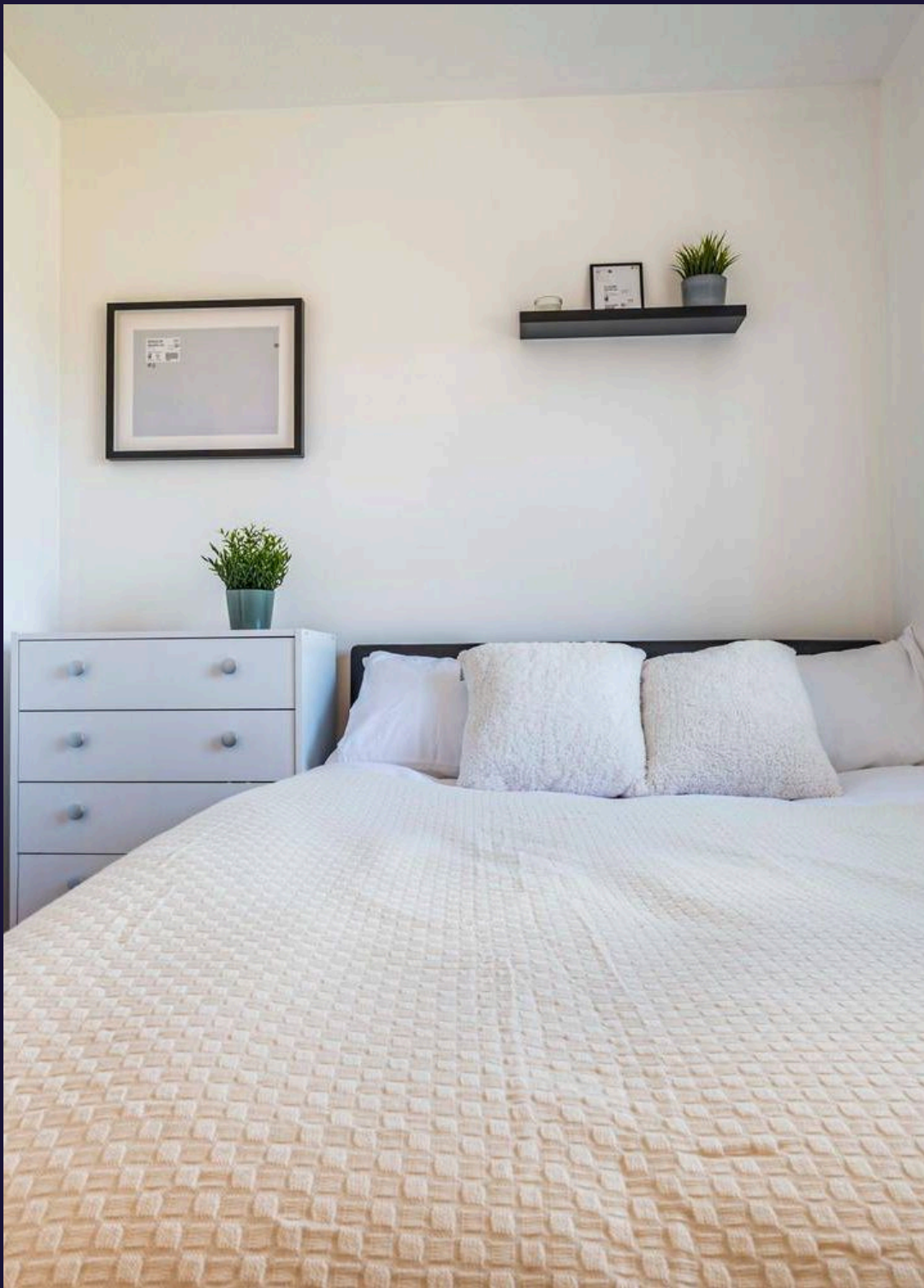
The Gadd Street Portfolio, Gadd Street, Nottingham
£2,700,000



Prepare to be captivated by this exceptional investment opportunity in Radford. Presenting a unique development boasting 6 HMOs, totalling 36 bedrooms, this property portfolio has been flawlessly occupied since 2012. With a robust track record and a gross rental income of £241,740 annually, this offering is a lucrative venture with a projected 8.4% yield for the upcoming year. Recently refurbished, the properties exude modernity and promise a seamless transition for investors. Offering off-road parking for multiple vehicles, this lucrative portfolio is strategically located within walking distance to Nottingham Trent University and the vibrant city centre, making it an attractive choice for students and professionals alike.

Outside, this property beckons with ample outdoor space ideal for relaxation and social gatherings. The well-maintained grounds provide a serene escape within the bustling city, offering a perfect balance of tranquillity and convenience. Embrace the potential of this impressive property portfolio and seize the opportunity to own a piece of Nottingham's original purpose-built student accommodation.





- A Portfolio Of 6 HMOs In Radford
- Combined 36 Bedrooms In Purpose Built Development
- Faultless Track Record Being Fully Occupied Since 2012
- The Current Gross Rental Income for 24/25 is: £231,795
- The Gross Rental Income For 25/26 Is: £241,740
- Gross Rental Income For Next Year Is Yield Is: 8.3%
- 3 Out Of The 6 Properties Are Leasehold With 105 Years Remaining Each
- Recently Refurbished Investment Opportunity
- Off Road Parking For Multiple Vehicles
- Within Walking Distance To Nottingham Trent Uni And The City Centre



Property Number 1

6 Bedrooms 3 Storeys 2 Bathrooms 2024/2025 Gross Rental Income: £42,840 PA 2025/2026 Gross Rental Income: £41,310 PA Sqm: 120sqm Leasehold: 105 Years Remaining Service Charge: £1779 Ground Rent: £500

Property Number 2

6 Bedrooms 3 Storeys 2 Bathrooms 2024/2025 Gross Rental Income: £36,465 PA 2025/2026 Gross Rental Income: £39,780 PA Sqm: 120sqm. Freehold Service Charge: £723 Ground Rent: £0

Property Number 3

6 Bedrooms 3 Storeys 2 Bathrooms 2024/2025 Gross Rental Income: £33,150 PA 2025/2026 Gross Rental Income: £39,780 PA Sqm: 120sqm Freehold Service Charge: £723 Ground Rent: 0

Property Number 4

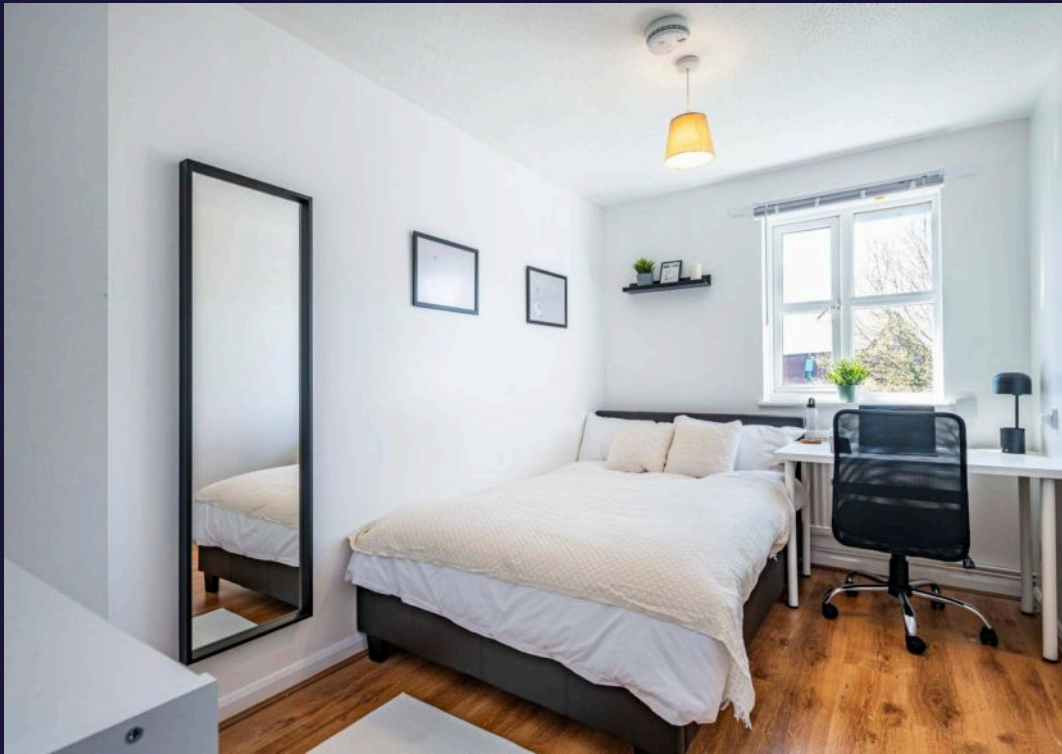
6 Bedrooms 3 Storeys 2 Bathrooms 2024/2025 Gross Rental Income: £39,780 PA 2025/2026 Gross Rental Income: £41,310 PA Sqm: 120 Freehold Service Charge: £723 Ground Rent: 0

Property Number 5

6 Bedrooms 3 Storeys 2 Bathrooms 2024/2025 Gross Rental Income: £41,310 PA 2025/2026 Gross Rental Income: £38,250 PA Sqm: 120sqm Leasehold: 105 Years Remaining Service Charge: £1779 Ground Rent: £500

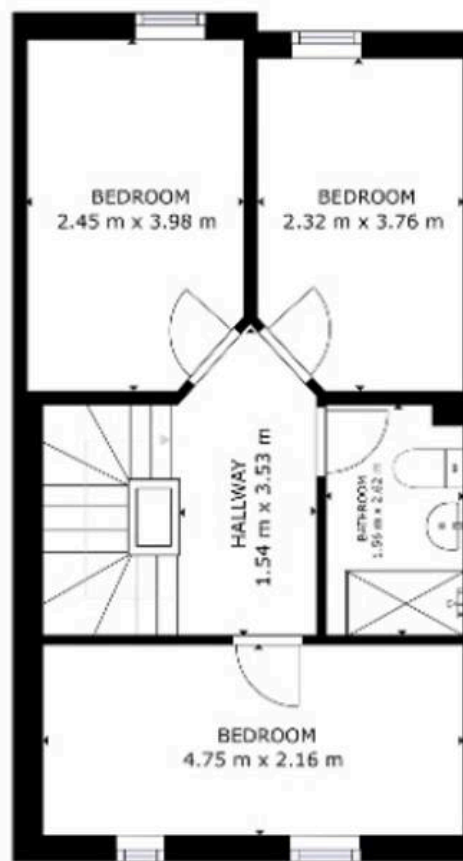
Property Number 6

6 Bedrooms 3 Storeys 2 Bathrooms 2024/2025 Gross Rental Income: £38,250 PA 2025/2026 Gross Rental Income: £41,310 PA Sqm: 120sqm Leasehold: 105 Years Remaining Service Charge: £1779 Ground Rent: £500

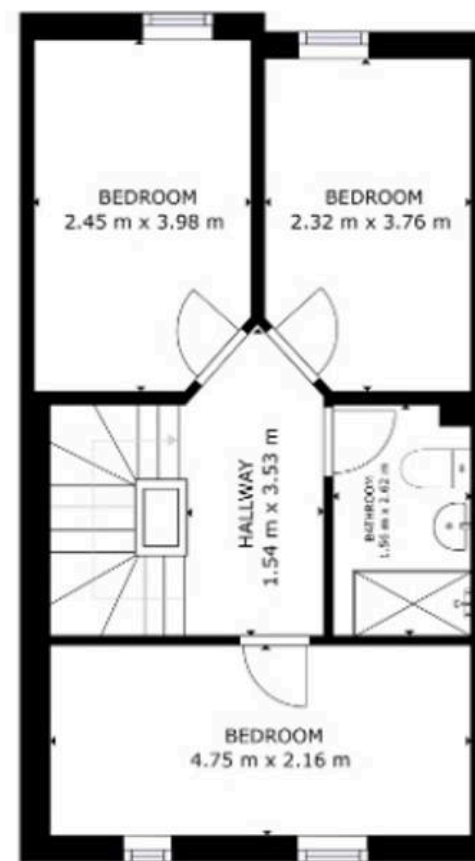




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 23.31 m², FLOOR 2: 45.35 m², FLOOR 3: 33.96 m²
TOTAL: 102.62 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Comfort Estates

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