



Gadd Street, x3 HMO's, Nottingham

In Excess of £1,350,000



Prepare to be captivated by this exceptional investment opportunity in Radford. Presenting a unique development boasting 3 HMOs, totalling 18 bedrooms, this property portfolio has been flawlessly occupied since 2012. With a robust track record and a gross rental income of £117,810 annually, this offering is a lucrative venture with a projected 8.7% 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 3 HMOs In Radford
- Combined 18 Bedrooms In Purpose Built Development
- Faultless Track Record Being Fully Occupied Since 2012
- The Gross Rental Income For 25/26 Is: £117,810
- Recently Refurbished Investment Opportunity
- Freehold Properties
- Off Road Parking For Multiple Vehicles
- Within Walking Distance To Nottingham Trent Uni And The City Centre
- A Yield of 8.7%

Property Number 1

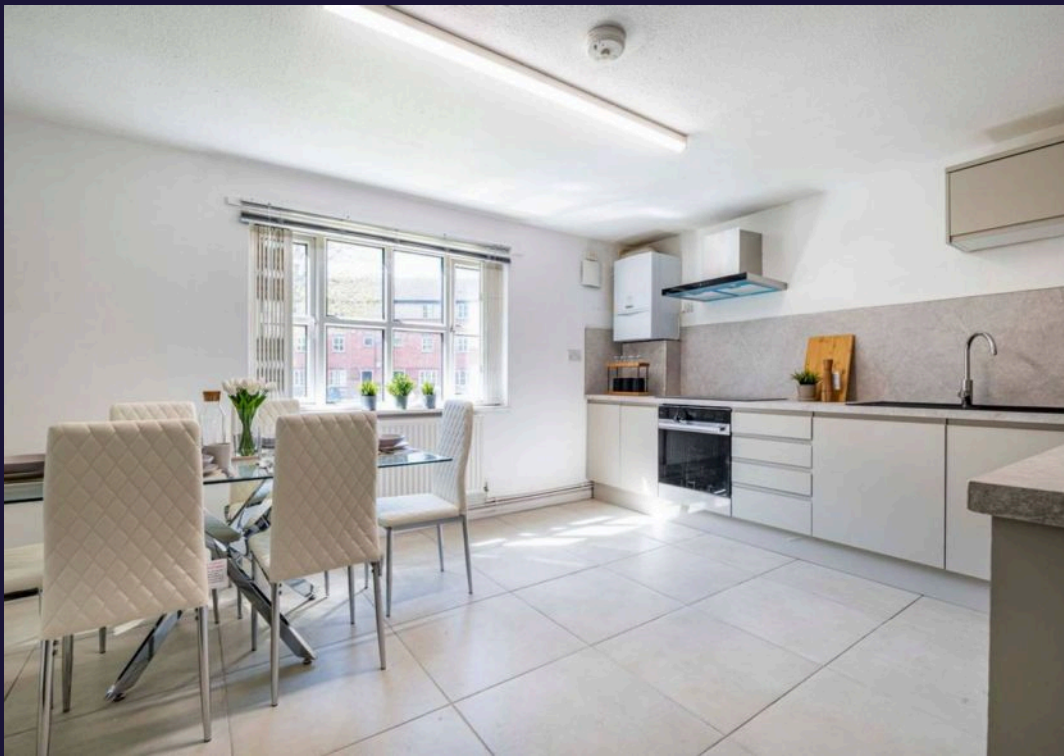
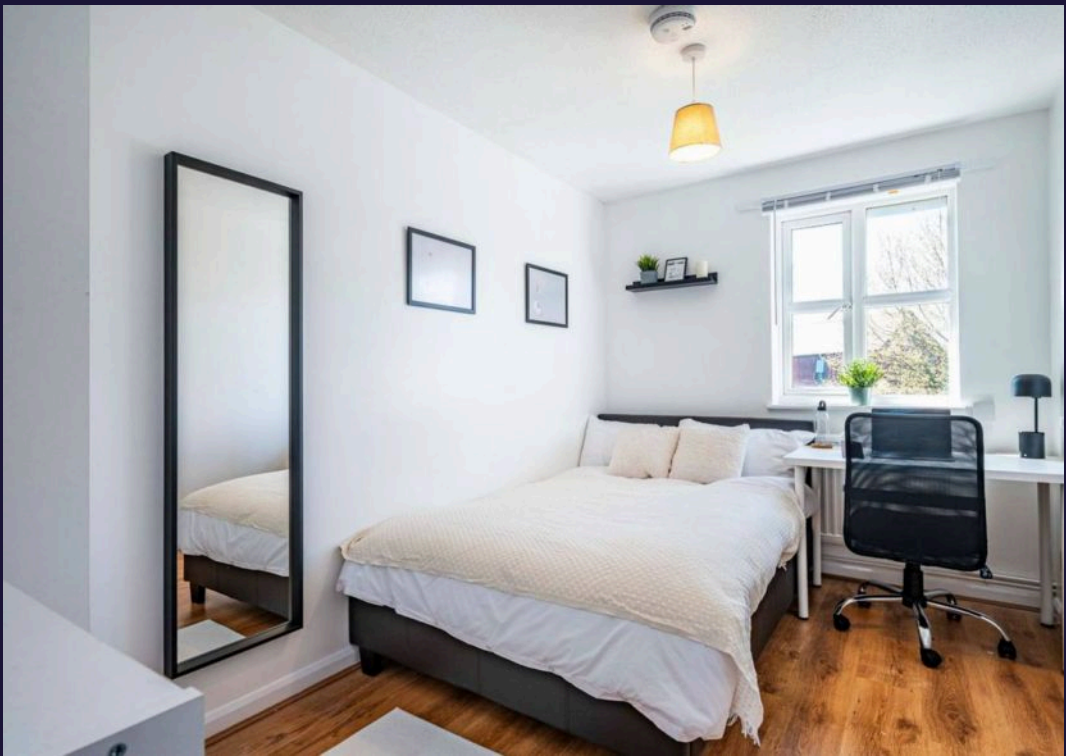
6 Bedrooms 3 Storeys 2 Bathrooms 2024/2025 Gross Rental Income: £33,150
PA 2025/2026 Gross Rental Income: £39,780 PA Sqm: 120sqm Freehold
Service Charge: £723 Ground Rent: 0

Property Number 2

6 Bedrooms 3 Storeys 2 Bathrooms 2024/2025 Gross Rental Income: £38,250
2025/2026 Gross Rental Income: £38,250 Sqm: 120sqm Freehold Service
Charge: £723 Ground Rent: 0

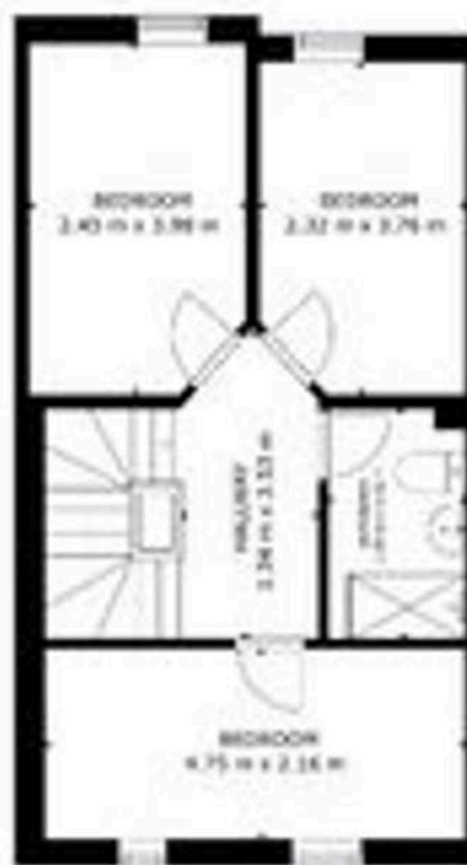
Property Number 3

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

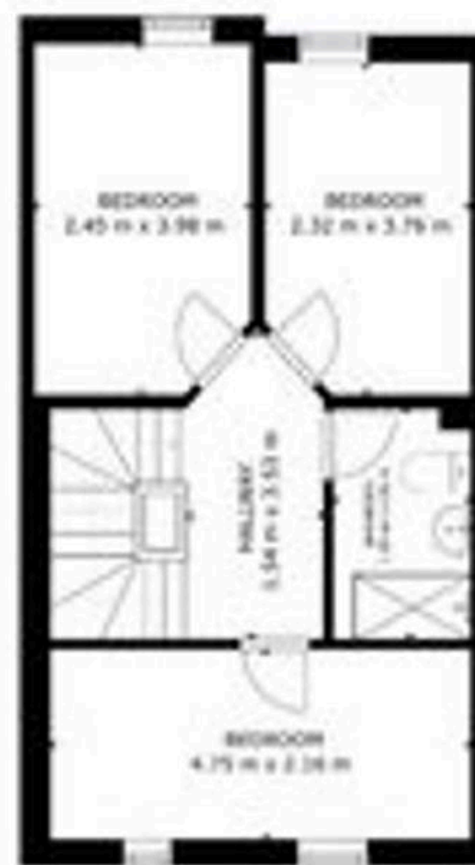




UNIT 1



UNIT 2



UNIT 3

FOR MORE INFORMATION, PLEASE
CONTACT US AT 02-8447 1444 or 02-8447 1445 or 02-8447 1446
WWW.COMFORTESTATES.COM

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

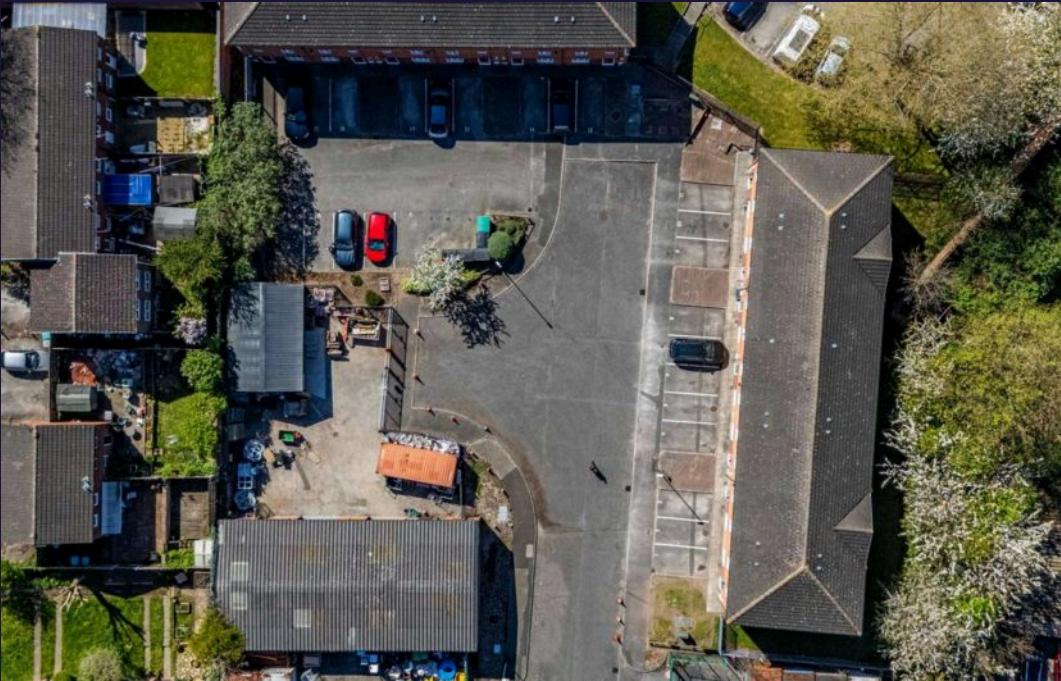
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





Comfort Estates

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