

# HoldenCopley

PREPARE TO BE MOVED



## Mansfield Road, Nottingham, NG5 2BU

£995,000

This detached Grade II listed building offers a rare opportunity to acquire a substantial investment well configured for professional or student use in a prime position opposite the Forest Recreation Ground. With excellent transport connections and Nottingham City Centre within easy walking distance, the location continues to attract consistently strong tenant demand and underpins excellent long term rental prospects. The property is currently achieving an approximate 12.17 percent gross annual rental yield, making it a proven income producing asset within one of Nottingham's most established and sought after student areas. Arranged across three floors, the accommodation is well configured for student use. The ground floor comprises a one bedroom flat, four self-contained studio apartments each with their own kitchen and bathroom, along with a communal laundry room and additional storage. The first floor offers five letting rooms with kitchens and WC, communal bathroom, communal shower room and a further laundry area. The second floor mirrors this layout with five additional rooms, communal bathroom and communal shower room and two Large Basements with Possible Potential for Development, subject to obtaining all necessary consents.

- Detached Grade II Listed Property
- Sought After Area
- Four Communal Bathrooms
- Rear Garden
- Achieving 12.17% Gross Annual Rental Yield
- Three-Storey 15-Bed HMO
- Excellent Transport Links
- Two Communal Laundry Rooms
- Great Investment Opportunity
- Must Be Viewed

<https://www.holdencopley.co.uk>