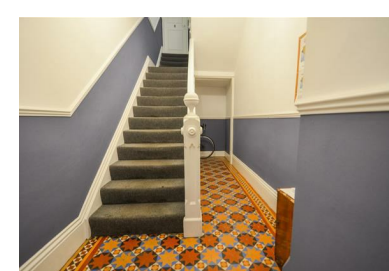




**Mansfield Road, Nottingham, NG5 2EF**  
**Price Guide £460,000**



**LIBERTY  
GATE**



# Mansfield Road, Nottingham, NG5 2EF

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Liberty Gate are happy to offer for sale this investment opportunity formed of Six independent studio or One Bedroom apartments.

The property is let and generating £3100pcm currently with one room vacant for renovation.

## Introduction

Liberty Gate are happy to offer for sale this semi-detached property consisting of Six independent studio/one bedroom apartments in the popular area of Carrington.

The property is currently majority occupied and generating £3100pcm with one apartment vacant for renovation.



## Overview

The property positioned in the popular area of Carrington with the City Centre a short walk away and amenities provided via Carrington, Sherwood and the City being plentiful and close by.

The property having been converted from a victorian semi-detached home has retained an amount of its original features including the etched glass entrance doors and Minton style flooring, along with a range of feature fireplaces throughout the property.

The building has parking to the front and back and is suitable for around 5-6 vehicles.

The building overall is in need of some work but presents a ready made tenanted investment.

EPC Rating are as follows;

Flat 1, 322, Mansfield Road,  
NOTTINGHAM, NG5 2EF E 21 August  
2028

Flat 3, 322, Mansfield Road,  
NOTTINGHAM, NG5 2EF E 21 August  
2028

Flat 4, 322, Mansfield Road,  
NOTTINGHAM, NG5 2EF C 21 August  
2028

Flat 6, 322, Mansfield Road,  
NOTTINGHAM, NG5 2EF D 21 August  
2028

Flat 7, 322, Mansfield Road,  
NOTTINGHAM, NG5 2EF D 21 August  
2028

Flat 8, 322, Mansfield Road,  
NOTTINGHAM, NG5 2EF D 8 March  
2030

## Return on Investment

Five of the Six apartments are currently tenanted with a monthly income of £3100 being generated via the following;

1- £650 pcm

3- £600 pcm

4- £650 pcm

6- £550 pcm

7- empty for refurbishment but expected  
£600pcm

8- £650 pcm

The bills are not inclusive in the current tenancies so are covered for the occupied properties by the tenants.

As the property is offered as a freehold there are no ground rent or standard service charges to consider, meaning an estimated 9.8% Gross return.

## Location

The property is located in the extremely popular area of Carrington.

Positioned between Sherwood, Mapperley Park and Nottingham City Centre the property is ideally located within easy reach of a plethora of amenities including supermarkets, restaurants, shops and bars as well as being on a main public transport route into the City.

## SUMMARY OF ACCOMMODATION

- Investment Opportunity
- Six Units
- Prime Location Close to the City
- Majority Tenanted
- Professional Tenants
- Freehold Opportunity
- EPC's Ranging C-E





# Mansfield Road, Nottingham, NG5 2EF

APROX. GROS INTERNAL FLOOR AREA 0.00 sq ft



Total area: approx. 341.6 sq. metres (3676.5 sq. feet)

## GENERAL INFORMATION

TENURE: Freehold

LOCAL AUTHORITY:

Nottingham City

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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[www.libertygate.co.uk](http://www.libertygate.co.uk)

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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