

# K A T I E H O M E S

BACK, 164 B C Derby Road, Nottingham, NG7 1LR

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**Asking Price £550,000**

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ASKING PRICE £550,000

This is a unique chance to become the owner of a prime student rental property and commercial units with a great overall annual return. The student rental property consists of three addresses with multiple rooms. Further to this, you have two commercial units that are leased out to businesses. All combined to make the overall income for this attractive for an investor or investment group.





- TWO STUDENT RENTAL HMO
- 2X STUDENT APARTMENTS 10  
DOUBLE ROOMS
- ANNUAL STUDENT RENTAL INCOME  
£55,000 APPROX









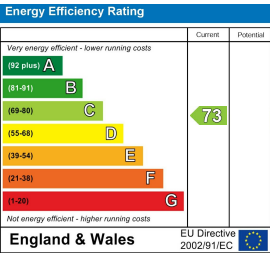
**164B Derby Road**  
4 Bedrooms - 1 bathroom and a separate WC  
4 tenants Annual rent £24,480 - £120pppw excl. bills

**164C Derby Road**  
5 Bedrooms  
5 tenants in place Annual rent £30408.24 - £122pppw excl. bills

**Details of the apartments**  
Each apartment is set out in differently ways but typically they they include:

- Open plan kitchen and dining rooms
- Wall mounted TVs
- Full furniture packages
- Modern kitchens with fridge/freezer, oven, hob, dishwasher and washing machine.

**Location**  
Close to Nottingham's Canning Circus, makes this a short walk to Nottingham City Centre and Lenton, an ideal location for students of both Nottingham Trent University and The University of Nottingham. There are also bus stops close by to the property, making this a good location for transport links. The commercial units benefit from this location too and should always be in high demand.







HAPPIER HOME HUNTING



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