

Please Read – Off Market – Exclusive



LETS BUILD

Investment Opportunity
Student Accommodation

Nottingham

OFF MARKET AND EXCLUSIVE!

Please keep in mind that we are an off-market agency, which means that our clients privacy is paramount. To ensure that our deals remain exclusive, we have purposely omitted specific details from this brochure. Further information can be provided to qualified potential buyers

Student Accommodation Portfolio Opportunity

Today's Plans, Tomorrow's Projects

We are delighted to present to you an exciting investment opportunity in the form of a student accommodation buildings. This portfolio comprises of three neighbouring buildings, offering a total of 47 student beds in the heart of Nottingham's city centre

These properties have been fully let for the academic year 2022/23 and are anticipated to achieve full occupancy again for the upcoming academic year of 2023/24. The freehold of the portfolio is available for sale, boasting an attractive gross yield of 8.5%. The properties come with their own dedicated onsite management team, which will be seamlessly transferred to the new owners through a TUPE arrangement.

With a student population of over 60,000 in Nottingham and a wide range of local amenities in close proximity, this location is highly sought after by students year after year. Lets Build are offering investors a compelling hands-off investment opportunity in an attractive location with high rental demand from the thriving student market.

**3 Student Buildings
Numbers – 47 beds**

Purchase price including fees	£4,029,000
Rental Income 2022/23	£343,565
Estimated Gross Yield	8.5%
OPEX Costs 2022/23	£87,450
Estimated Net Yield	6.3%

In addition to the portfolio, there is an opportunity to separately purchase a vacant car park site to the rear, awaiting planning for an 11-unit development. This presents an additional avenue for expansion and value creation

**** Disclaimer - Figures are estimates taken with our due diligence. While every effort is made to provide reliable information, supported by comparable and other evidence, no description, information or values, whether written or verbal, may be relied upon as a statement or representation of fact. Lets Build Limited accept no liability for the contents of this document or any attachment. We advise all of our clients seek financial advice and insist clients conduct their own due diligence prior to commitment. All images are for illustration purposes only****

Today's Plans, Tomorrow's Projects

Talking Points



- 47 Bed Investment Property For Sale Freehold Available
- 3 Neighbouring Grade II listed buildings
- City Centre location
- Projected rental income 2023/24 £359,550
- 2022/23 fully income £343,565
- Expenditure p/a £87,456
- Onsite Management Team
- Average sale price per bed £84,042 per
- Average rent per bed £152 p/w 48 weeks
- All properties have a valid and upto date HMO Licence
- Located with 10 min walk to Nottingham Trent University
- Located 10 min walk to Nottingham Law School

Property Info

- Ideal for postgraduates and international students, these conveniently located buildings are situated right next to Nottingham Trent University and Nottingham Law School. Nestled in the heart of Nottingham City Centre, these Grade II listed Georgian townhouses boast exquisite period features that have been beautifully preserved.
- With a total of 47 bedrooms available, ranging from single rooms to double and large doubles, the accommodations provide ample space for comfortable living. The properties offer spacious communal areas where students can socialize and unwind. With the city's best bars and clubs are just a 5-minute walk away, ensures an exciting and vibrant student experience.
- The facilities include fully furnished rooms, onsite laundry facilities operated by tokens, a dedicated house manager, weekly cleaning services, free WiFi, and all-inclusive bills to simplify financial responsibilities.



About Nottingham

Nottingham is a city in the East Midlands of England with a population of 330,000, which forms part of the Nottingham/Derbyshire metro area with a population estimated at 1.6 million. Nottingham is located approximately 180 km to the northwest of London, or 2 hours by direct train. The nearest international airport is the East Midlands Airport, located a 30-minute drive to the south of Nottingham.

The city's unemployment rate is 4.2%, which is lower than the national average. Major private sector employers in the city include Boots, E.ON, and Experian. Nottingham is a major UK academic centre and home to four post-secondary institutions with almost 100,000 students.

Institution	Full Time Students
Nottingham Trent University	41,465
University of Nottingham	37,260
Nottingham College	15,000
University of Law	2,660
Total	96,385

- Nottingham is one of the top ten student cities in the UK
- Nottingham has the second highest proportion of student units in the country while also having a supply deficit of around 20,000 beds
- The Nottingham PBSA market is characterized by high occupancy and strong rental growth. While also having high ongoing growth in student enrollment





Luxury Apartment Development Available STP

- There is a potential opportunity to acquire a development site at the rear, which currently awaits a decision on a full planning application for 11 luxury one and two-bedroom apartments
- This development aims to repurpose an existing car park, contributing to the regeneration of a brownfield site. The location offers convenient access to a wide range of local amenities, and it is situated in close proximity to local transport links
- As part of the development, secure cycle stores will be provided to promote cycling as a means of transportation. However, car parking will not be available on-site for residents, encouraging the use of public transport, walking, and cycling
- The proposed development aims to provide high-quality en-suite accommodation, offering comfortable living spaces. The site currently covers an approximate area of 550m²

THIS DOCUMENT IS JUST A GLIMPSE OF WHAT IS ON OFFER. FOR FURTHER INFORMATION PLEASE CONTACT THE DETAILS BELOW

Lets build fees - 2% of Acquisition cost + vat

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