

FOR SALE

Denman Street West & Rifle Street
Nottingham
NG7 3EW



ASKING PRICE: £1,900,000

- **RESIDENTIAL INVESTMENT**
- Two adjoining blocks comprising 19 self-contained apartments (2 x 2 bed) & (17 x 1 bed)
- Located within walking distance to Nottingham City Centre & both University campuses
- Apartments ranging from 360 sqft (33.5 sqm) to 602 sqft (56 sqm)
- Current rental value: £148,800 pax
- Courtyard with parking to the rear
- Rifle Street apartments – newly built
- Ideal investment opportunity



Location

This property occupies a prominent corner position on Denman Street West and Rifle Street and is conveniently located near to shops, supermarkets, places of worship, schools and is within walking distance to University of Nottingham, Nottingham Trent University and Nottingham City Centre.

Description

Two adjoining blocks comprising 19 self-contained apartments (2 x 2 bed) and (17 x 1 bed) ranging from approximately 360 sqft (33.5 sqm) – 602 sqft (56 sqm), large basement (unused) and courtyard providing parking to the rear. The block on Denman Street West provides 13 apartments over three storeys and the block on Rifle Street has been newly built and provides 6 apartments over three storeys with separate access. Each apartment benefits from its own utility and electric meters. Ideal for investors. Floorplans and tenancy schedule available on request.

Accommodation

All measurements are approximate:

A mixture of 1- and 2-bedroom apartments ranging from 360 sqft (33.5 sqm) – 602 sqft (56 sqm)

Denman Street West

Basement

Ground floor – 5 x 1 bedroom

First floor – 4 x 1 bedroom

Second floor – 4 x 1 bedroom

Rifle Street

Ground floor – 1 x 1 bedroom, 1 x 2 bedroom

First floor – 1 x 1 bedroom, 1 x 2 bedroom

Second floor – 2 x 1 bedroom

Outside

Courtyard

Purchase Price

£1,900,000

Current Rental Value

£148,800 pax

Tenure

Freehold, subject to existing tenancies.

EPC

Band B – E.

Council Tax

The properties fall within Band A.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Nottingham City Council

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com





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REGISTERED NUMBER: 5393795
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