

Investment Opportunity  
**FOR SALE**



## FLEWITT HOUSE

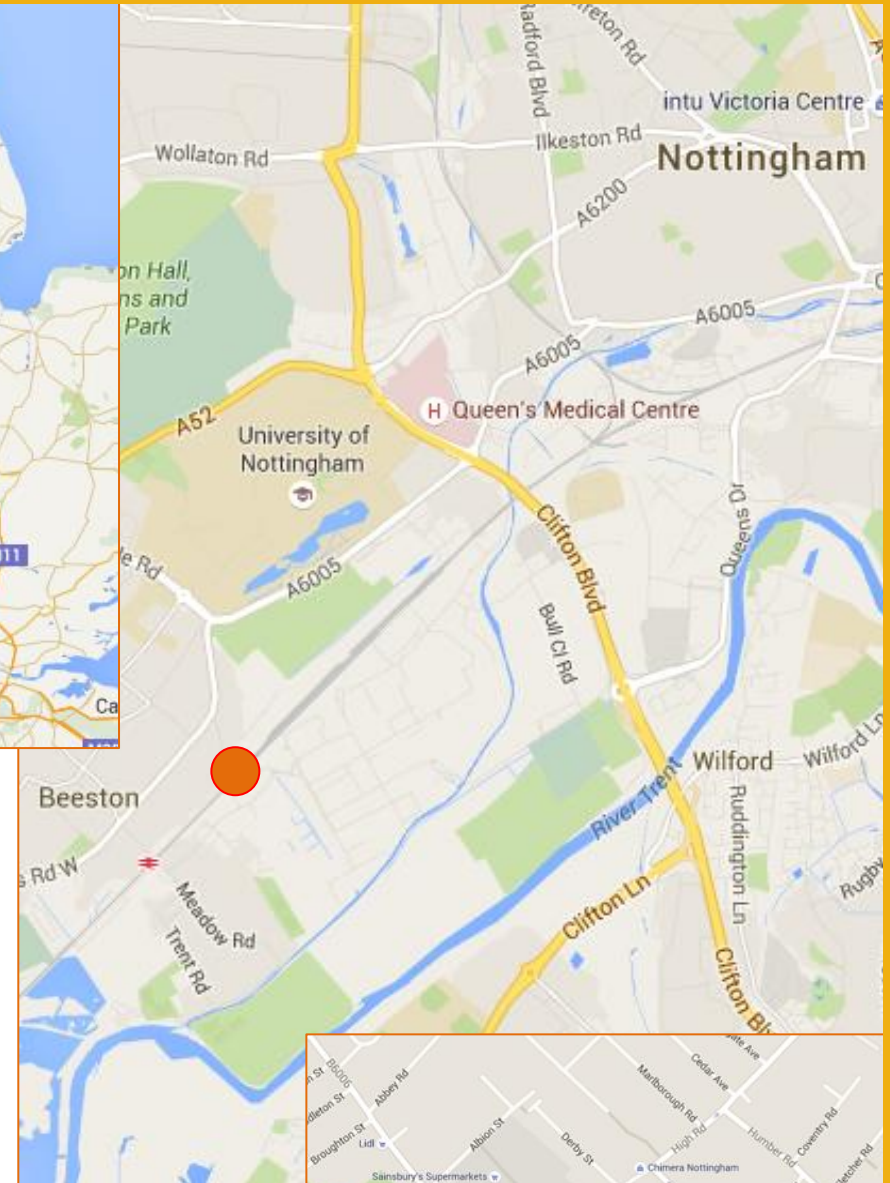
Middle Street, Beeston, Nottingham, NG9 2AR, UK.

A purpose built student hall of residence offering 38 en-suite rooms.  
Offers in the region of £2,390,000.

**he**b****  
chartered surveyors

## Investment Summary

- 2014 Purpose built student residence.
- Located close to University of Nottingham and Central College who have combined student enrolment of over 50,000 persons.
- 38 en-suite rooms providing a total gross income of £205,977pa and a net income of £167,112pa.
- Price £2,390,000 reflecting 7% yield
- Potential to increase income with summer lets, 2016 let produced an additional £8,160



## Location

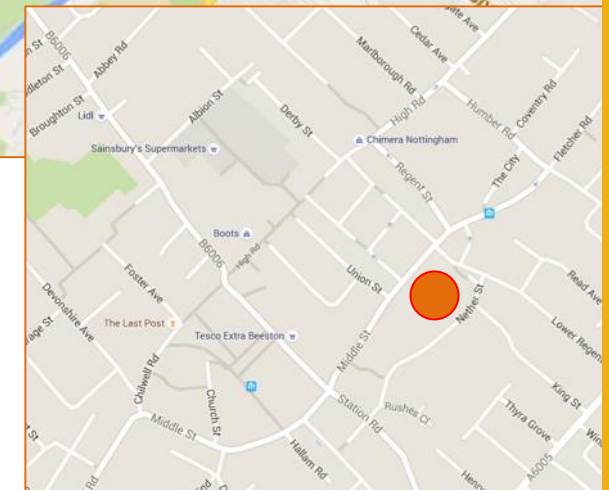
Flewitt House is located in the heart of Beeston, a major suburban town located approximately 4 miles south west of Nottingham City Centre.

Beeston is home to the University of Nottingham, which is consistently recognized as one of the UK's top universities and has over 30,000 students enrolled within the UK. Beeston is also home to a major campus of Central College, which has over 20,000 students enrolled across Nottingham.

Beeston is home to many major employers including Boots the Chemist, Siemens and Imperial Tobacco. Retailers located in Beeston town centre include Sainsburys, Tesco, Costa Coffee, Boots the Chemist, W H Smith and Caffè Nero.

Flewitt House is located immediately adjacent to the Nottingham tram network which provides direct access to:

- University of Nottingham (4 minutes)
- Central College Beeston (6 minutes)
- Nottingham City Centre (17 minutes)





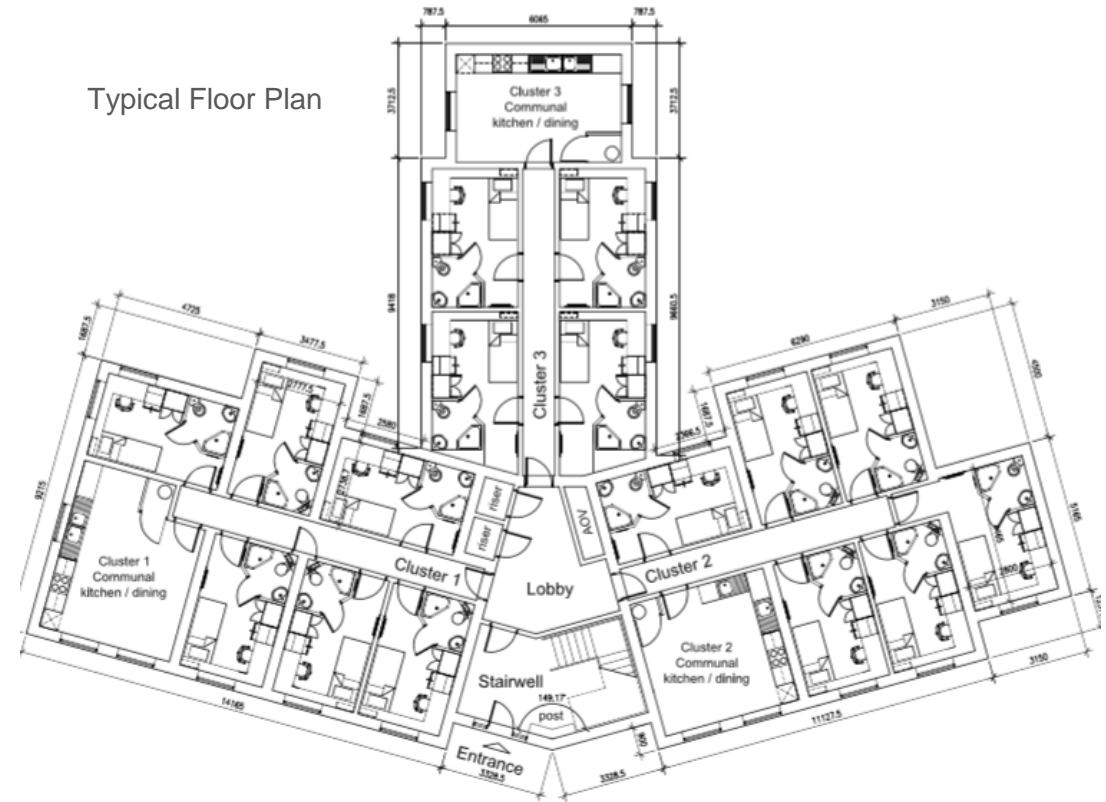
## The Scheme

Flewitt House was purpose built in 2014 and comprises 38 en-suite rooms arranged within seven cluster flats over three floors. The flats are arranged as five x 6 beds and two x 4 beds.

Each flat benefits from a communal dining/kitchen area including:

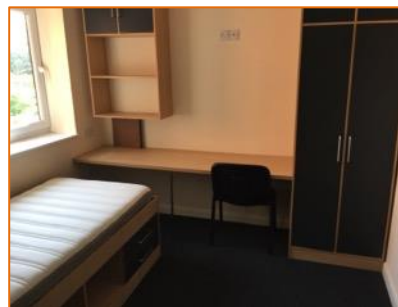
- Electric oven and hob
- Fridge freezer
- Dishwasher
- Washing machine and dryer
- Flat screen TV
- WiFi
- Coded entry system to the building.

Typical Floor Plan



## Gross and Net Rents

The total gross income is £205,972. The current net income (after deducting utility and maintenance costs) is £167,112.





## Costs

We understand the utility and maintenance costs amount to £38,860 per annum, excluding management and letting fees.

## Asset Management Potential

Each room is currently let at £120 per week based on a 45 week contract period.

We believe there is potential to increase the rent to £125-£130 per week on 48-50 week contract periods based on the performance of other schemes.

## Price

£2,390,000 which reflects a yield of 7% based on the net rent received. There is NO VAT on the purchase price.

## Contact

For further information please contact:

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- We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.