



PRIME RESIDENTIAL HMO INVESTMENT OPPORTUNITY

11 THE ROPEWALK
NOTTINGHAM
NG1 5DU

- Prime corner position on the junction of The Ropewalk and Upper College Street in Nottingham's professional quarter
- Active management Opportunity
- 32 rooms comprising mixture of single rooms with shared facilities and studio ensuite rooms
- On site parking
- Gross income when fully let: £229,800 prior to active management
- Offers are invited over £1,950,000



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North Muskhams Prebend, Church Street, Southwell, Notts, NG25 0HQ

LOCATION

Prime corner position on the junction of The Ropewalk and Upper College Street in Nottingham's professional quarter and being adjacent to The Park, a high quality residential setting, and within a short walk of Nottingham City Centre

DESCRIPTION

The investment comprises a regency style property which is of four storey brick elevations under a part pitched and flat roof providing a mixture of single, ensuite and self contained studio accommodation with the added attraction of forecourt parking. Location and aerial plans are attached for information purposes only.

SPECIFICATION

There are 32 lettable rooms, three kitchens for those rooms that are not self contained and communal shower rooms and toilets. There are two gas fired boilers providing heating, a laundry room with washing machine / dryer and passenger lift serving all levels.

INCOME

The lettable rooms generate an income when fully let in the order of £214,200. The external parking a further income of £15,600, making a total of £229,800 as generally summarised in the schedule below as at January 2026.

Please contact the agents for the latest breakdown.

There is a mixture generally of adult or graduate residents with a number being long term. All lettings are on Assured Shorthold Tenancy Agreements, while car parking spaces are held on monthly licences.

OCCUPANCY RATES

Being centrally located, the rooms are popular and are generally relet after a short period of marketing

SITE AREA

0.305 acres

FLOOR AREA (GIA)

Lower Ground Floor	333 sq m
Ground Floor	418 sq m
First Floor	379 sq m
Second Floor	<u>355 sq m</u>

Total 1485 sq m

BUSINESS RATES & COUNCIL TAX

The car park has a rateable value of £9,600.

Flats B1, B2, B3, B4 and Room 24 have a Council Tax Band A assessment, payable by occupiers.

The property has a Council Tax Band assessment of H.

EXPENDITURE

Utility, council and business rates expenditure paid by the landlord in 2025 was :

• Gas	£12,118
• Electric	£15,160
• Water	£5,514
• BT Broadband	£1,120
• Council Tax & Business Rates	£9,635

PRICE

Offers are invited in excess of £1,950,000

HMO

The HMO certificate is valid until 31st August 2026

TENANCY SCHEDULE

Room No	Tenancy	Rent pcm	Notes
1	12 months AST from 5 th September 2023 – holding over	£500	
2	Vacant		On market at £525 pcm
3	12 months AST from 1 st June 2023 – holding over	£600	
4	12 months AST from 27 th July 2022 – holding over	£525	
5	12 months AST from 12 th May 2022 – holding over	£495	
6	Vacant		On market at £525 pcm
7	12 month AST from 30 th October 2023 – holding over	£600	
8	12 month AST from 15 th December 2025	£500	
9	12 months AST from 28 th July 2022 – holding over	£495	
10	12 months AST from 9 th May 2022 – holding over	£575	
11	12 months AST from 27 th July 2018 – holding over	£465	
12	12 months AST from 27 th July 2012 – holding over	£450	
13	Vacant		On market at £595 pcm
14	12 months AST from 5 th February 2021 – holding over	£450	
15	12 months AST from 23 rd August 2023 – holding over	£625	
15A	12 months AST from 1 st April 2015 – holding over	£400	
16	12 months AST from 7 th June 2021 – holding over	£570	
17	12 months AST from 1 st July 2021 – holding over	£590	
18	12 months AST from 6 th June 2023 – holding over	£625	

Room No	Tenancy	Rent pcm	Notes
19	12 months AST from 1 st December 2020 – holding over	£475	
20	12 months AST from 5 th January 2026	£525	
21	12 months AST from 7 th February 2022 – holding over	£475	
22	12 months AST from 5 th September 2023 – holding over	£675	
23	12 months AST from 28 th May 2019 – holding over	£590	
24	12 months AST from 12 th July 2024 – holding over	£700	
26	12 months AST from 20 th June 2025	£650	
27	12 months AST from 5 th September 2023 – holding over	£525	
28	12 months AST from 28 th January 2025	£600	
B1	12 months AST from 12 th February 2025	£675	
B2	12 months AST from 24 th July 2021 – holding over	£600	
B3	12 months AST from 12 th December 2024 – holding over	£750	
B4	12 months AST from 1 st May 2019 – holding over	£500	
Sub Total Let		£16,205	
Sub Total To Let	£1,645 pcm		
22 Parking Spaces	Held on Licences	£1,300 pcm	18 spaces let 4 spaces not let
TOTAL	£ 210,060 per annum		
TOTAL WHEN FULLY LET	£229,800 per annum		





EPC

There are six self contained units with an EPC rating of D The individual rooms fall under a commercial EPC with a rating of E

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence and passport and recent utility bill.

VIEWING

For further information or to arrange a viewing please contact the sole agents:

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