

# Fully Let Residential Investment

Apartments 1-8, 77-79 Upper Parliament Street, Nottingham, NG1 6LD

8x City Centre Apartments  
4,164ft<sup>2</sup> (386.84m<sup>2</sup>)



## For Sale

£725,000 · 9.49% Gross Yield · Fully Let



**Cited**  
PROPERTY

[cited.co.uk](https://cited.co.uk)  
0208 076 6666

## Investment Summary



**£725,000**  
GUIDE PRICE

**9.49%**  
GROSS YIELD

**8.19%**  
NET INITIAL YIELD

**£68,820**  
RENT PASSING PA

Fully let and income producing - 8 self-contained flats in the heart of Nottingham city centre, individually let on Assured Shorthold Tenancies (ASTs). It has with an established rental track record and all EPCs valid to 2031.

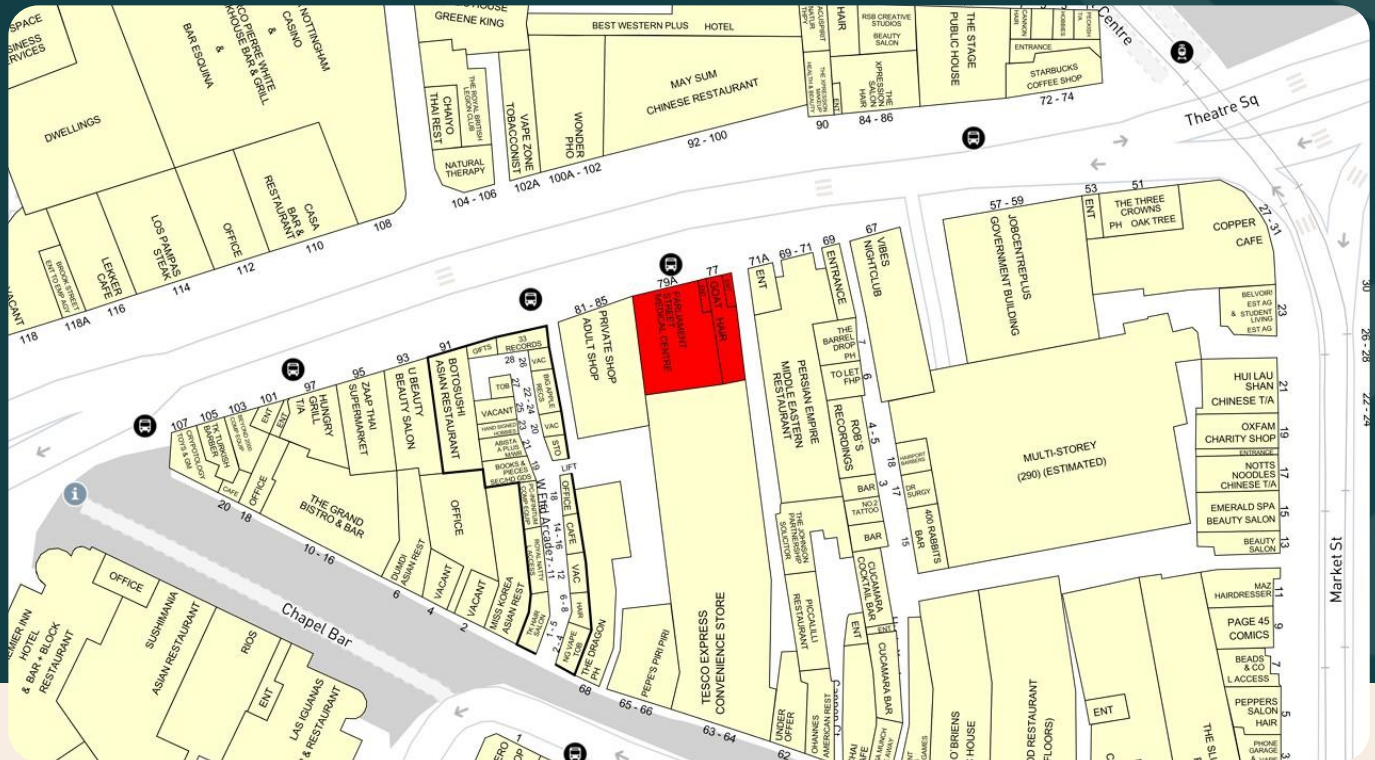
The property is held on a long lease with approximately 108 years unexpired at a peppercorn rent.

Prime position on Upper Parliament Street in the city centre only a short walk from the Old Market Square, the Victoria Centre, the bus and tram network and Nottingham Trent University.

An attractive lot size for private investors, with scope to review rents on renewal.



## Location



The subject property occupies a prominent position within Nottingham's prime city centre core, on one of the principal thoroughfares linking the Old Market Square with the professional office quarter and the Theatre Royal & Royal Concert Hall.

The immediate vicinity is a short walk from both the Market Square and the Victoria Centre, in an established mixed-use area of residential, shops, offices and restaurants. The NET tram network and numerous bus routes serve Upper Parliament Street. Trent University is just a short walk away.

Nottingham is a major East Midlands city with a population of 330,000 to 340,000, strong road links via the M1 and A52, and two major universities with over 70,000 students.



[Click here](#) for  
Google map link



## Accommodation & Income

The accommodation is arranged over the first and second floors above , with private access at street level from Upper Parliament Street. It comprises 8 self-contained apartments - one two-bedroom flat, six one-bedroom flats and a penthouse suite — all let and producing the income set out below.

| Unit               | Tenancy Start | Fixed Term End | m <sup>2</sup> | ft <sup>2</sup> | EPC | Rent pcm | Rent pa    |
|--------------------|---------------|----------------|----------------|-----------------|-----|----------|------------|
| Flat 1             | 20/07/2026    | Periodic       | 50             | 538             | D   | £735     | £8,820.00  |
| Flat 2             | 27/04/2026    | 26/04/2027     | 45             | 484             | E   | £800     | £9,600.00  |
| Flat 3             | 04/08/2025    | 03/08/2026*    | 75             | 807             | E   | £850     | £10,200.00 |
| Flat 4             | 04/06/2025    | 03/06/2026*    | 42             | 452             | D   | £675     | £8,100.00  |
| Flat 5             | 02/11/2025    | 01/11/2026     | 41             | 441             | E   | £650     | £7,800.00  |
| Flat 6             | 27/11/2025    | 26/11/2026     | 49             | 527             | D   | £675     | £8,100.00  |
| Flat 7             | 20/11/2025    | 19/11/2026     | 33             | 355             | E   | £600     | £7,200.00  |
| Flat 8 (Penthouse) | 14/02/2026    | 13/08/2026*    | 52             | 560             | E   | £750     | £9,000.00  |
| Total              |               |                | 386.84         | 4,164           |     | £5,735   | £68,820.00 |

## Service Charge

The building is managed by Workman, the long leaseholder is responsible for the service charge of £5,136 pa and buildings insurance of £1,295 pa, total outgoings of £6,431.52 pa.

## Net Income

At the quoting price of £725,000 the NIY is:

**8.19%**

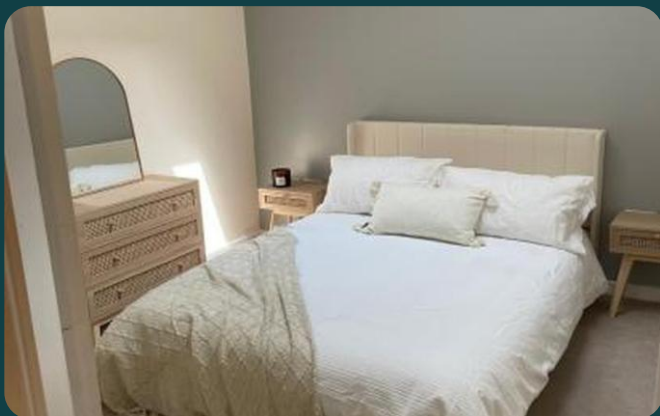
after service charge, building insurance and assumed purchasers costs of 5.05%.

\* Fixed term expired: the tenancy continues on a monthly periodic basis. Flat 1 was granted as a periodic assured tenancy. All tenancy agreements, EPCs and plans are available on request.



## The Apartments

The property is in excellent condition throughout and has been well maintained internally, with all flats finished to a high standard and fully fitted bathrooms.



## Tenure

We are advised the property is held on a long lease for a term of 125 years from 24th June 2009 at a peppercorn rent, with approximately 108 years unexpired. A copy of the lease is available on request.

## Price

Offers are invited at:

**£725,000**

Reflecting a gross yield of **9.49%**

and a net initial yield of **8.19%** after service charge, building insurance and assumed purchasers costs.

## VAT

We understand that the property VAT elected and therefore applicable at the prevailing rate. It may be possible for the sale to be treated as a TOGC.

## Legal Costs

Each side is to be responsible for their own legal costs incurred in the transaction.



## Tenancies

The flats are let on individual tenancies to private tenants. Following the Renters' Rights Act 2025 the tenancies run on a monthly periodic basis.

## EPCs, ASTs & Plans

Copies of the EPCs, ASTs and floor plans are available on request.

## Service Charge & Buildings Insurance

The property is managed by Workman and deliver the site maintenance through the service charge. The current annual figure is approximately £5,136 pa.

The building insurance costs for the current year is estimated at £1,295 pa.

## Identity Checks

To comply with Anti-Money Laundering legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to, and requested from, the successful purchaser at the appropriate time.

## Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

**Oliver Marshall**  
oliver@cited.co.uk  
07386 200076



**Cited**  
PROPERTY

cited.co.uk  
0208 076 6666