



146-152 Egypt Road  
New Basford  
Nottingham  
NG7 7GZ

**£720,000**  
Guide Price

## INVESTMENT OPPORTUNITY WITH HMO LICENCE

**555.80 m<sup>2</sup> (5,982 ft<sup>2</sup>).**

Approximate Net Internal Floor Area

# FOR SALE

### FEATURES INCLUDE....

4 LARGE EDWARDIAN VILLAS | 2 X HMO LICENCES FOR 12 AND 5 PERSONS | OPPORTUNITY TO REDEVELOP (152 EGYPT RD)

#### Location

The subject properties are located with a frontage to Egypt Road within a predominately residential area in New Basford, Nottingham.

Nottingham City Centre is approximately 2 miles distance to the south of the subject properties.

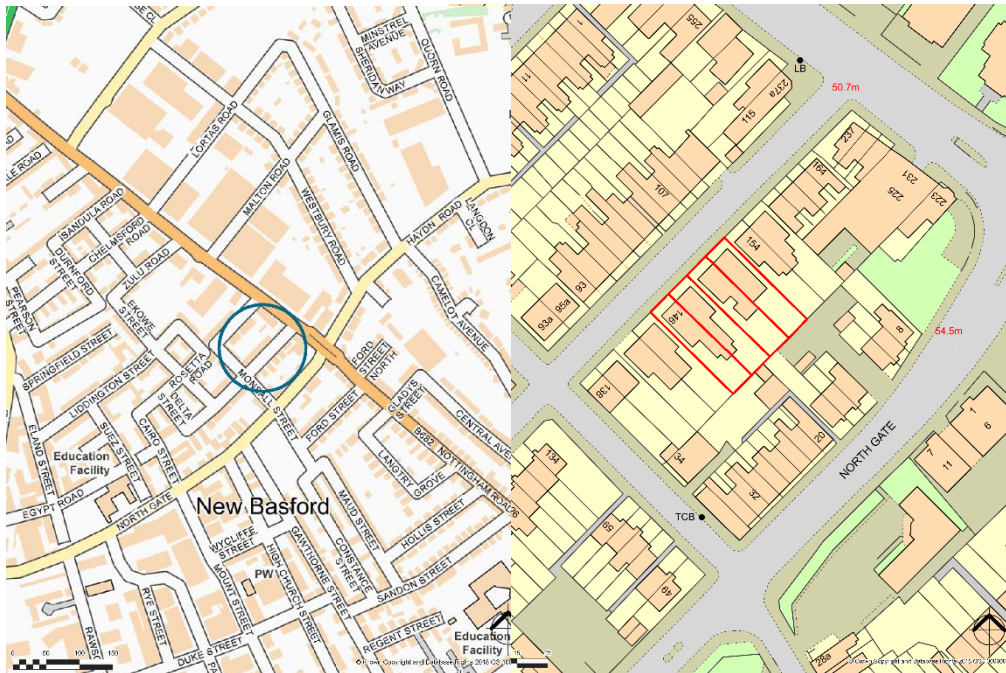
#### Description

The subject properties comprise two pairs of Edwardian semi-detached properties.

146 Egypt Road and 148 Egypt Road are internally connected and together provide for a 12 bedroom HMO with associated living, dining, bathroom, kitchen and laundry areas.

150 Egypt Road provides for a 5 bedroom HMO with ancillary living room, kitchen-diner and laundry areas with two further bedrooms and shower room facilities.

152 Egypt Road was part way through conversion and does not have an HMO licence. It briefly comprises of 4 bedrooms, bathroom and associated living room, dining, kitchen and wet-room facilities. This property has been extended to the rear elevation and requires an internal fit-out throughout.



Map View

Plan View

## Accommodation

146 Egypt Rd	140 m <sup>2</sup> / 1,507 ft <sup>2</sup>
148 Egypt Rd	140 m <sup>2</sup> / 1,507 ft <sup>2</sup>
150 Egypt Rd	139 m <sup>2</sup> / 1,496 ft <sup>2</sup>
152 Egypt Rd	137 m <sup>2</sup> / 1,474 ft <sup>2</sup>

**Total** **556 m<sup>2</sup> / 5,985 ft<sup>2</sup>**

Approximate Net Internal Floor Areas

## Planning

For further information we would advise interested parties to contact Nottingham City Council on 0115 915 4819.

## Council Tax

Council Tax Band B

## Price

£720,000

(Seven Hundred and Twenty Thousand Pounds)

## Tenure

The subject properties are to be sold with full vacant possession.

## HMO Licence.

Three of the four subject properties have a HMO Licence for 12 persons (146-148 Egypt Rd) & 5 persons (150 Egypt Rd) respectively. We would recommend that potential purchasers take formal advice relating to HMO Licensing for the subject properties.

152 Egypt Road does not have a HMO Licence.

## VAT

Unless stated all prices are quoted exclusive of Value Added Tax (VAT).

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

## Services

We understand that all mains services are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the sole selling agents, Musson Liggins.

## Note

The properties are also available as follows:

146-148 Egypt Road	£400,000
150 Egypt Road	£180,000
152 Egypt Road	£140,000