

# JOHNSONS & PARTNERS

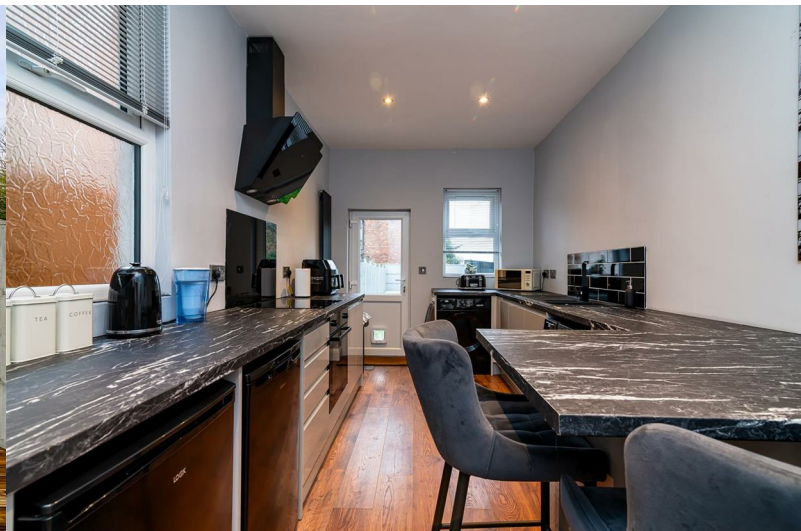
Estate and Letting Agency



**46 & 46A GEDLING ROAD, CARLTON**

NOTTINGHAM, NG4 3FH

**£340,000**





# 46 & 46A GEDLING ROAD

CARLTON, NOTTINGHAM, NG4 3FH

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Residential and Commercial Property | Fully Renovated | Long Term Commercial Tenant |

Located on the Gedling/Carlton border, this unique semi-detached property on Gedling Road, presents a compelling opportunity for a range of discerning buyers, including shrewd investors seeking a diverse portfolio addition. This exceptional residence boasts a splendid three-bedroom duplex, coupled with a commercial unit on the ground floor, offering a seamless blend of residential comfort and commercial potential.

The residential section of this versatile property has been thoughtfully converted and fully refurbished to showcase a stunning three-bedroom duplex. The ground floor greets with an inviting dining kitchen, perfect for family meals and entertaining guests, which further extends into the rear garden, creating an oasis of tranquillity amidst the urban surroundings. Ascending to the first floor reveals a generous living room drenched in natural light, alongside three well-appointed bedrooms and a chic shower room, all finished to an exacting standard.

The commercial aspect of the property is currently occupied by a long-term tenant, ensuring an immediate and ongoing return on investment. Positioned within a stone's throw of a vibrant array of shops and local businesses, this commercial space is an attractive proposition for any future leasing ventures.

Externally, the property boasts a sizeable garden and an additional outbuilding, presenting ample space for relaxation or potential expansion. Convenience is paramount with all local amenities and transport links merely moments away, ensuring both residential and commercial occupants benefit from the prime location.

Early viewings are highly advised to fully appreciate the unique dual nature and investment potential of this semi-detached gem on Gedling Road. Secure your chance to acquire a property that promises both a delightful living space and a wise financial venture.

## COMMERCIAL

### Front Shop Unit

24'11" x 12'11" maximum (7.62m x 3.94m maximum)

### Inner Lobby

7'11" x 4'9" (2.41m x 1.45m)

### Kitchen Area

12'11" x 7'6" (3.94m x 2.29m)

## RESIDENTIAL

### Open Entrance Porch

### Reception Hallway

### Breakfast/Dining Kitchen

17'8" x 8'6" (5.40 x 2.60)

### First Floor Landing

### Living Room

12'10" x 11'11" (3.93 x 3.64)

### Bedroom One

12'11" x 11'11" (3.96 x 3.64)

### Bedroom Two

10'1" x 8'9" (3.08 x 2.67)

### Bedroom Three

7'4" x 7'1" (2.25 x 2.18)

### Bathroom

8'0" x 6'0" (2.46 x 1.85)

### Rear Garden

### Outbuilding

### Business Rates

For further information on Rates Payable and Small Business Rates Relief contact Gedling Council.

### Agents Disclaimer

Disclaimer - Council Tax Band Rating -

46A, GEDLING ROAD, CARLTON, NOTTINGHAM, NG4 3FH - Gedling Council – Tax Band A

46 GEDLING ROAD, CARLTON, NOTTINGHAM, NG4 3FH - Subject to Business Rates.

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



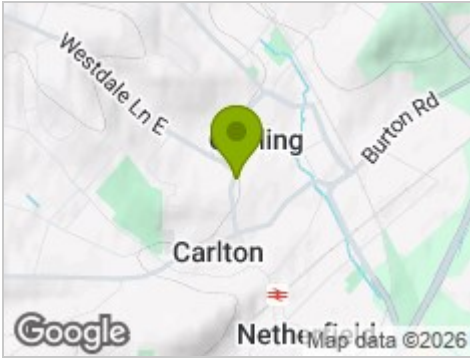
Road Map



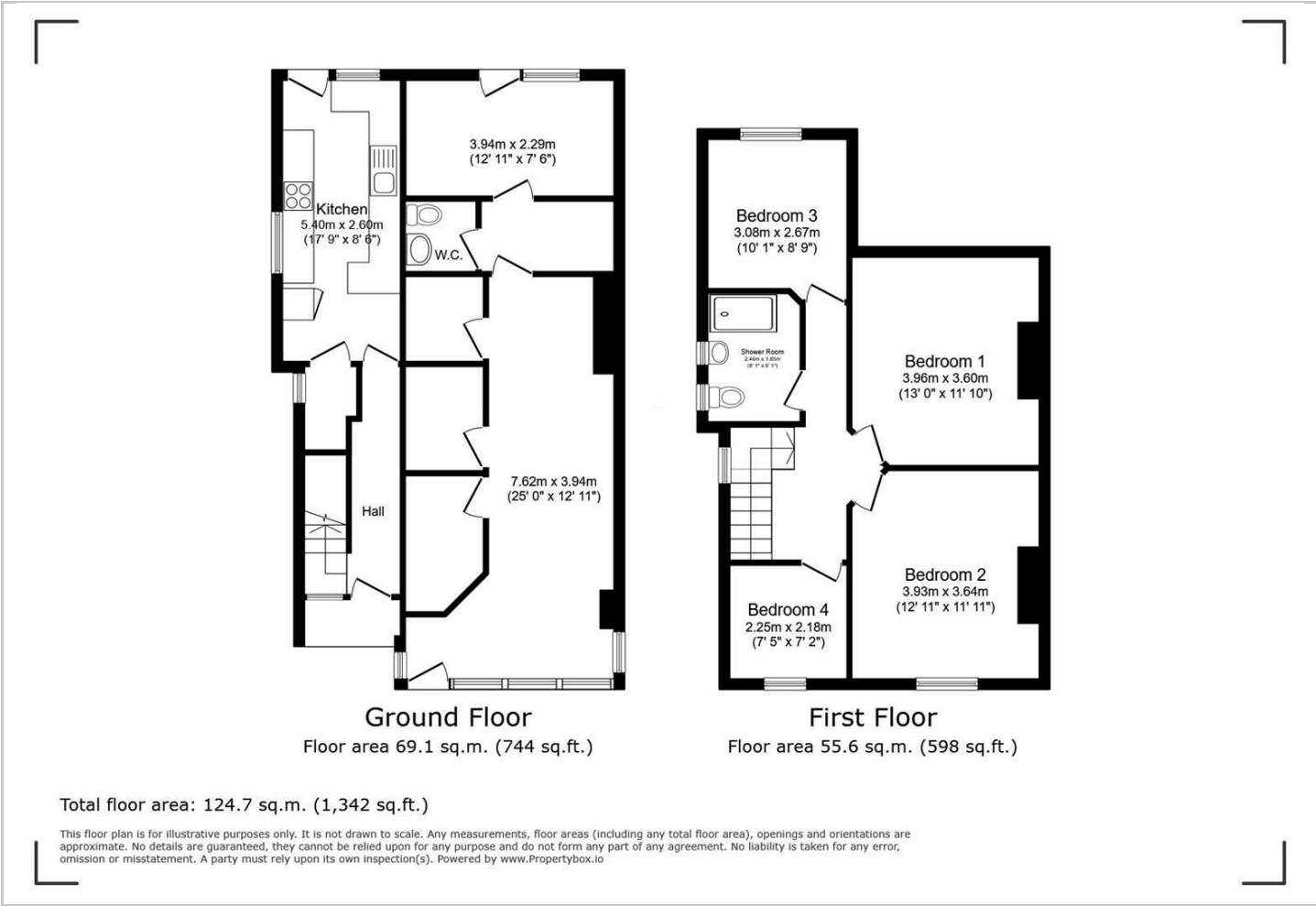
Hybrid Map



Terrain Map



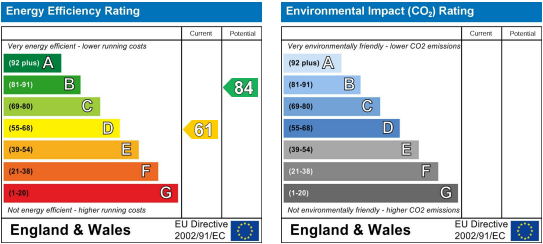
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.