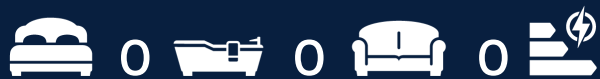




1a Whittingham Road, Mapperley, NG3 6BL

£250,000



Marriotts







# 1a Whittingham Road Mapperley, NG3 6BL

- Established local business
- Large main treatment room
- Parking and large plot
- Waiting room with cloakroom/w.c
- Rear office/staff room
- Walking distance to Mapperley shops

**RARE OPPORTUNITY!!** Detached single level property on a large level plot, with ample parking and literally a minute's walk to all Mapperley's amenities!

**£250,000**



## Overview

The property is now being offered for sale. This provides a great opportunity for either continued retail/business use or alternatively for residential occupation.

PLEASE NOTE: There is a covenant in place restricting the re-development of the whole site. Extending the existing building footprint is subject to relevant planning permission, therefore any potential buyer would be required to make their own enquiries.

## Reception/Waiting Room

UPVC double glazed window and front entrance door, electric radiator and doors to both the cloakroom/WC and main treatment room.

## Cloakroom/WC

Consisting of a toilet and washbasin with an electric water heater and UPVC double-glazed side window.





### Treatment Room

With strip lighting, UPVC double glazed side windows, electric radiator and door through to the rear office/staff room.

### Office/Staff Room

With UPVC double glazed side and rear windows and ceiling strip lighting.

### Outside

To the front, there is resident/visitor parking for at least three vehicles. Enclosed fencing and gated access leads onto the main garden at the side which extends to the rear of the property, enclosed with a fenced perimeter.

### Material Information

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: yes GBC Ref: 2024/0137

FLOOD RISK: Low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: n/a

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: n/k

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level access

















Approx Gross Internal Area  
60 sq m / 642 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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