

HoldenCopley

PREPARE TO BE MOVED

High Street, Hucknall, Nottinghamshire NG15 7AX

Guide Price £110,000

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GUIDE PRICE: £110,000 - £120,000

FANTASTIC INVESTMENT OPPORTUNITY

This property would make a perfect buy for anyone looking for an investment situated in a prime location within Hucknall High Street. The shop floor comprises two kitchen areas, store rooms and a W/C. The first floor carries a separate self contained flat with access to the rear of the property and includes a shower room suite, an open plan kitchen and living area along with a bedroom. Outside to the side of the property is gated access to off road parking for one vehicles. This property would be a great opportunity for many as it offers plenty of potential and is currently being sold with no upward chain, so an early viewing is advised!

Disclaimer - The shop currently achieves a rental value of approx £5,200 pa and the flat currently achieves a rental value of approx £4,200 pa

MUST BE VIEWED





- Investment Opportunity
- Prime Location
- Shop Floor With Two Kitchens
- Self Contained Flat
- One Bedroom
- Shower Room Suite
- No Upward Chain
- Great Transport Links
- Must Be Viewed
- Freehold





GROUND FLOOR - Shop

Shop Kitchen

7'6" x 13'1" (2.31 x 3.99)

The shop kitchen has a range of base units with worktops, recessed spotlights, glass splash back, space for two integrated ovens, an extractor fan and vinyl flooring

Store Room

7'6" x 6'0" (2.30 x 1.84)

The store room has recessed ceiling lights, a worktop and vinyl flooring

Shop Kitchen Two

5'9" x 6'11" (1.77 x 2.12)

The second shop kitchen has base units with a rolled edge worktops, stainless steel sink with movable mixer taps and drainer, recessed ceiling lights and vinyl flooring

Store Room Two

The second store room has vinyl flooring

W/C

This space has a low level flush WC, a floating wash basin, vinyl flooring and access to the rear of the property

FIRST FLOOR - Flat

Entrance Hall

The entrance hall has wood effect flooring and provides access into the flat

Shower Room

3'9" x 6'1" (1.15 x 1.87)

This space has a low level flush WC, a pedestal wash basin, a shower enclosure, a chrome heated towel rail, fully tiled walls, an extractor fan and a double glazed window

Living / Kitchen

7'8" x 23'10" (2.34 x 7.27)

The kitchen area has a range of base and wall units with solid worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge, wood effect flooring, tiled splash back, recessed spotlights, a loft hatch, double glazed windows and steps up to the lounge area which has two Velux windows, recessed spotlights, wood effect flooring and a TV point

Bedroom

7'8" x 10'5" (2.34 x 3.20)

The bedroom has a double glazed bay window, wood effect flooring, recessed spotlights and a loft hatch

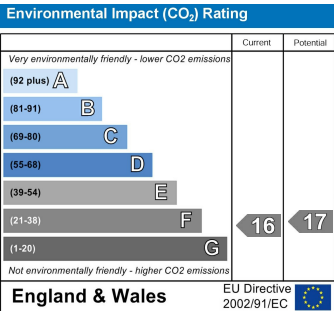
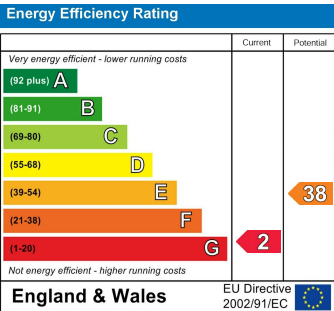
OUTSIDE

To the front of the property is the high street and to the rear of the property is an alleyway with steps providing access to the flat

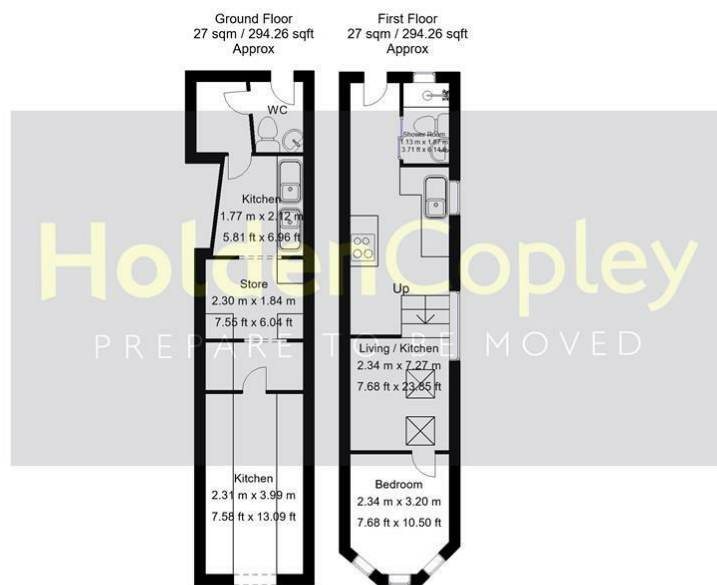
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.



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