# Holden Copley PREPARE TO BE MOVED

Woodstock Road, Nottingham, Nottinghamshire NG9 6HW

Guide Price £300,000

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#### GREAT INVESTMENT OPPORTUNITY...

Discover an outstanding investment opportunity in the sought-after location of Toton, where three lucrative commercial units are waiting for savvy investors to capitalise on their success. Boasting an impressive approximate gross rental yield of 8.25% per year, this offering promises lucrative returns for both new and experienced investors. Situated in a prime spot, Toton provides a vibrant backdrop with an array of local amenities and excellent transport links, ensuring a steady stream of customers and clients for the existing businesses. Each commercial unit comes with a well-established business, providing an immediate and reliable income stream. These thriving enterprises have already built a solid reputation in the area, securing a loyal customer base and enhancing the investment's overall stability. Convenience is a key feature, with ample parking available outside the premises, making it easy for customers to access the businesses and fostering a positive shopping or service experience. Whether you are a seasoned investor seeking to expand your portfolio or a newcomer looking to make a sound investment, these three commercial units present an unmissable opportunity to secure a foothold in a bustling and high-potential market.

MUST BE VIEWED

# retail space

 $17^*8" \times 14^*4" (5.39 \times 4.38)$ 

#### Kitchen

 $13*10" \times 10*1" (4.23 \times 3.09)$ 

# Space 2

 $9'' \times 5'4'' (2.79 \times 1.65)$ 

# Space 3

 $|4^*8" \times |3^*7" (4.49 \times 4.16)$ 

# Wc

# Retail space 3 salon

 $22^{9}$ " ×  $20^{5}$ " (6.94 × 6.24 ) 7.00 × 6.94

#### Space 2

 $||^44" \times 5^4||^2 (3.46 \times 1.82)$ 

# Space 3

 $10^{\circ}11'' \times 6^{\circ}0'' (3.35 \times 1.84)$ 

# Space 4

 $10^{\circ}10'' \times 7^{\circ}8'' (3.32 \times 2.34)$ 

# Space 5

|4\*9" × 8\*|" (4.52 × 2.48) |7.07 × 7.17

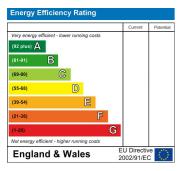
#### Kitchen

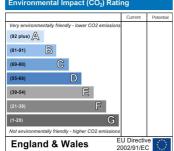
 $7^*8" \times 5^*8" (2.34 \times 1.74)$ 

# Storage

 $10^{\circ}10^{\circ} \times 7^{\circ}6^{\circ} (3.31 \times 2.30)$ 

# Wc





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