

HoldenCopley

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" x 14*4" (5.39 x 4.38)

Kitchen
13*10" x 10*1" (4.23 x 3.09)

Space 2
9*1" x 5*4" (2.79 x 1.65)

Space 3
14*8" x 13*7" (4.49 x 4.16)

Wc

Retail space 3 salon
22*9" x 20*5" (6.94 x 6.24)
7.00 x 6.94

Space 2
11*4" x 5*11" (3.46 x 1.82)

Space 3
10*11" x 6*0" (3.35 x 1.84)


Space 4
10*10" x 7*8" (3.32 x 2.34)


Space 5
14*9" x 8*1" (4.52 x 2.48)
7.07 x 7.17

Kitchen
7*8" x 5*8" (2.34 x 1.74)

Storage
10*10" x 7*6" (3.31 x 2.30)

Wc

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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