



Carlton Road  
Nottingham, NG3 2AS

INVESTMENT OPPORTUNITY –  
SUBSTANTIAL MIXED USE || BEDROOM  
FREEHOLD PROPERTY

**Asking Price £695,000 Freehold**



#### INVESTMENT OPPORTUNITY – SUBSTANTIAL MIXED-USE FREEHOLD

Robert Ellis are delighted to bring to the market this substantial and highly versatile mixed-use freehold investment property, prominently positioned on Carlton Road, Nottingham (NG3 2AS).

The property offers a rare and extensive investment opportunity, comprising a six bedroom HMO with en-suite facilities, a self-contained one bedroom ground floor flat within the main building, a separate four bedroom dwelling to the rear of the plot, and a ground floor retail unit, all occupying a prominent corner plot with secure gated access.

The main residential accommodation is arranged over three floors and is currently configured as a well-established HMO, with all bedrooms benefitting from en-suite shower rooms and/or kitchenette facilities, making the property particularly attractive to professional tenants.

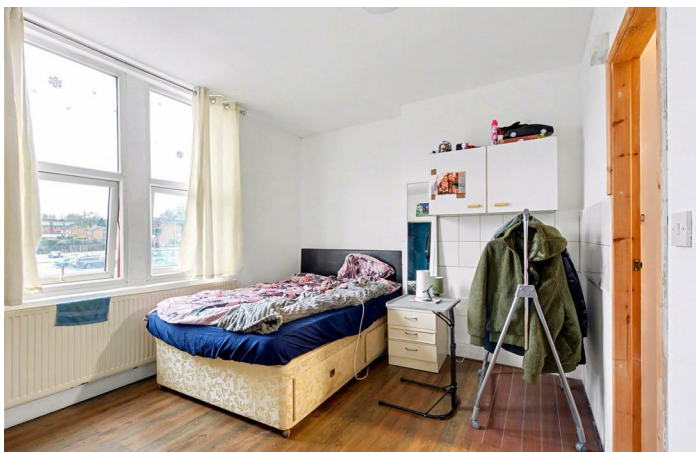
In addition, the ground floor of the main building comprises a self-contained one bedroom flat, while a separate four bedroom dwelling is positioned to the rear, providing a significant residential element and multiple, diverse income streams.

At ground floor level, there is also a commercial retail unit, currently fitted as a barbers, complete with ancillary WC and kitchen facilities. The shop enjoys excellent frontage and visibility along this busy arterial route, further enhancing the investment profile.

The property also benefits from cellar and basement storage, mains services, gas central heating, and a location well placed for Nottingham City Centre, Hockley, Sneinton and a wide range of local amenities.

Offered to the market freehold, this is an outstanding opportunity for investors seeking a large-scale, income-producing asset with scope for future optimisation, reconfiguration or asset management, subject to the necessary consents.

An internal viewing is highly recommended to fully appreciate the size, layout and income potential of this impressive investment opportunity.



#### Entrance Hallway

3'4 x 30'2 approx (1.02m x 9.19m approx)

Door to the front elevation, electrical consumer unit, coving to the ceiling, ceiling light point, staircase leading to the first floor landing, panelled door leading to:

#### Ground Floor Unit

Self contained one bedroom.

#### Bedroom

10'5 x 11'06 approx (3.18m x 3.51m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

#### Lounge Kitchen Diner

15'09 x 12'11 approx (4.80m x 3.94m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, integrated oven with ceramic hob over and stainless steel extractor hood above, space and plumbing for an automatic washing machine, stainless steel sink with mixer tap over, laminate floor covering, wall mounted electric heater, UPVC double glazed door providing access to private rear courtyard style garden, ceiling light point, panelled door leading to the shower room.

#### Shower Room

7'10 x 5'01 approx (2.39m x 1.55m approx)

Walk-in shower enclosure, low level flush WC, vanity wash hand basin with mixer tap above, tiled splashbacks, ceiling light point, extractor fan.

#### HMO

#### First Floor Landing

5'07 x 21'5 approx (1.70m x 6.53m approx)

Staircase leading to the second floor landing, ceiling light point, electrical consumer unit, door to rear veranda with access to additional dwelling, panelled doors leading off to:

#### Fitted Kitchen

10'1 x 11'05 approx (3.07m x 3.48m approx)

UPVC double glazed window to the rear elevation, base units with laminate worksurfaces over, space and point for a cooker, space and plumbing for an automatic washing machine, tiled splashbacks, linoleum floor covering, ceiling light point, electric wall mounted water heaters.

#### Bedroom

14'9 x 16'9 approx (4.50m x 5.11m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, kitchenette with stainless steel sink and mixer tap over, space and point for a freestanding fridge freezer, doorway leading to the shower room.

#### Shower Room

6'03 x 7' approx (1.91m x 2.13m approx)

Three piece suite comprising walk-in shower enclosure, low level flush WC, pedestal wash hand basin, window to the side elevation.

#### Bedroom

16'4" x 18'8" approx (5.0 x 5.7 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

#### Bedroom

11'04 x 10'09 approx (3.45m x 3.28m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in walk-in wardrobe for additional storage space, panelled door leading to the en-suite shower room.

#### En-Suite Shower Room

3'10 x 8'08 approx (1.17m x 2.64m approx)

Walk-in shower enclosure, pedestal wash hand basin, low level flush WC, tiled splashbacks.

#### Second Floor Landing

UPVC double glazed window to the front elevation, loft access hatch, ceiling light point, corridor leading to further bedrooms, panelled doors leading off to:

#### Bedroom

10'3 x 9'4 approx (3.12m x 2.84m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, panelled door leading to the en-suite shower room.

#### En-Suite Shower Room

9'04 x 4'03 approx (2.84m x 1.30m approx)

Walk-in shower enclosure, pedestal wash hand basin, low level flush WC, ceiling light point, tiled splashbacks.

#### Bedroom

12'01 x 10'10 approx (3.68m x 3.30m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, opening through to kitchenette area.

#### Kitchenette Area

4'2 x 7'09 approx (1.27m x 2.36m approx)

Stainless steel sink with separate hot and cold taps over, base units, space and point for a freestanding fridge freezer, tiled splashbacks, door leading to the en-suite shower room.

#### En-Suite Shower Room

3'10 x 7'11 approx (1.17m x 2.41m approx)

Low level flush WC, wall hung vanity wash hand basin, walk-in shower enclosure.

#### Bedroom

11'7 x 10'6 approx (3.53m x 3.20m approx)

UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator.

#### Kitchen Area

9'10 x 7'03 approx (3.00m x 2.21m approx)

1.5 bowl stainless steel sink with swan neck mixer tap over, a range of base units incorporating laminate worksurfaces above, Velux style roof light, tiled splashbacks, door leading through to the shower room.

#### Shower Room

5'10 x 6' approx (1.78m x 1.83m approx)

Low level flush WC, walk-in shower enclosure, vanity wash hand basin, ceiling light point, tiled splashbacks.

#### Outside

The property sits on a corner plot, secure gated access to the side elevation.

#### Basement Store

15'2 x 10'11 approx (4.62m x 3.33m approx)

With light and power, two stores with access to the cellar.

#### Cellar

Cellars below 100 & 100A

#### Rear Unit

#### Kitchen Area

12'1 x 7'6 approx (3.68m x 2.29m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, integrated oven with hob over and extractor hood above, stainless steel sink with swan neck mixer tap over, space and plumbing for an automatic washing machine, door to the front elevation, ceiling light point, sun lantern, opening through to the dining area.

#### Dining Area

8'11 x 7'04 approx (2.72m x 2.24m approx)

Ceiling light point, laminate flooring, space for a dining table.

#### Store

9'10 x 3'10 approx (3.00m x 1.17m approx)

Useful additional storage space.

#### Bedroom

8'03 x 11'05 approx (2.51m x 3.48m approx)

UPVC double glazed window to the front elevation, laminate flooring.

#### Shower Room

7'10 x 5'02 approx (2.39m x 1.57m approx)

Three piece suite comprising walk-in shower enclosure, low level flush WC, pedestal wash hand basin, wall mounted heater, laminate floor covering.

#### Lobby

Staircase leading to the first floor landing, doors leading off to:

#### First Floor Landing

Doors leading off to:

#### Bedroom

8'9" x 10'9" approx (2.69m x 3.28m approx)

Double glazed window to the front elevation, ceiling light point, panelled door leading to the shower room.

#### Shower Room

5' x 5' approx (1.52m x 1.52m approx)

Vanity wash hand basin, low level flush WC, walk-in shower enclosure, ceiling light point.

#### Bedroom

8'9" x 10'9" approx (2.69m x 3.28m approx)

Double glazed window to the front elevation, ceiling light point, panelled door leading to the shower room.

#### Bedroom

#### Retail Unit

#### Shop

14'05 x 20'3 approx (4.39m x 6.17m approx)

Windows to the front and side elevations, tiling to the floor, panelled door leading through to:

#### Ground Floor WC

5'11 x 4'09 approx (1.80m x 1.45m approx)

Low level flush WC, vanity wash hand basin, extractor fan, ceiling light point, tiled splashbacks, tiling to the floor.

#### Kitchen Unit

11'03 x 5'07 approx (3.43m x 1.70m approx)

Stainless steel sink with mixer tap over, space and plumbing for an automatic washing machine, tiled splashbacks, ceiling light point.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

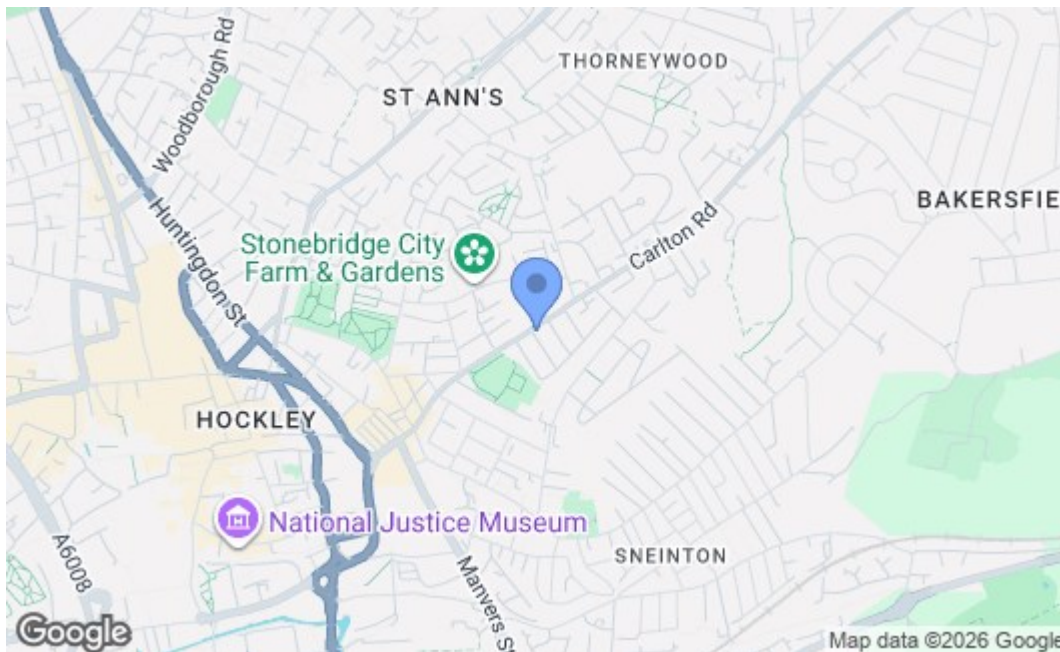
Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.