



Hucknall Road  
Carrington, Nottingham NG5 1AD

GROUND FLOOR SHOP WITH TWO-BEDROOM APARTMENT ABOVE – CARRINGTON, NOTTINGHAM IDEAL INVESTMENT OPPORTUNITY!

**Offers In The Region Of £230,000 Freehold**



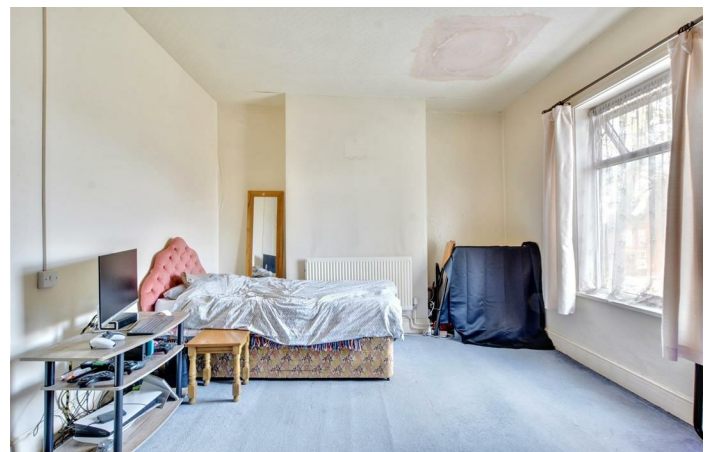
Robert Ellis Estate Agents are pleased to bring to the market this rare and versatile freehold property, offering a unique investment opportunity in the heart of Carrington. Ideally positioned on a busy road with high visibility, this prominent building combines a ground floor commercial space with a self-contained two-bedroom apartment above.

The ground floor retail unit, most recently operating as a hair salon, comprises a bright and welcoming main sales area to the front. To the rear of the shop, there is a kitchenette, WC facilities, and a separate treatment room or office, making the space suitable for a variety of business uses, subject to any necessary consents. The layout is practical and adaptable, ideal for both owner-occupiers and investors looking to lease the unit.

The first-floor apartment is accessed via a separate entrance to the rear of the building, providing privacy and independence from the commercial space below. The accommodation includes an entrance hall, two good-sized bedrooms, a spacious lounge, a separate kitchen, a bathroom, and an additional WC. This self-contained flat offers comfortable living for tenants or could be occupied by the business owner.

Located in the ever-popular area of Carrington, the property benefits from excellent access to local amenities, public transport, and Nottingham city centre. With its dual-income potential and strong location, this is a fantastic opportunity not to be missed.

Contact Robert Ellis today to arrange your viewing of this ideal investment property.



## Outside

### Front of Property

To the front of the property there are steps leading to the retail unit entrance door, on the road parking is available.

### Rear of Property

To the rear of the property there is a secure gated rear patio area with fire door exit from the retail unit and stairway leading up to the entrance door to the flat above.

## Flat

### Entrance Porch/Utility Space

8'1" x 6'11" approx (2.48 x 2.12 approx)

UPVC double glazed entrance door to the rear elevation, double glazed windows to the rear and side elevations, vinyl flooring, double wooden doors leading through to the kitchen, ample space for storage.

### Kitchen

12'6" x 9'6" approx (3.82 x 2.90 approx)

Linoleum flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap above, tiled splashbacks, space and point for a cooker, space and point for a freestanding fridge freezer, serving hatch to the lounge, wall mounted boiler, sliding door leading through to the inner hallway.

### First Floor Landing

Carpeted flooring, wall mounted radiator, storage cupboard, sliding door to the kitchen, door to lounge, door to bathroom, door to separate WC, staircase leading down to the retail unit, staircase leading to the second floor landing.

### Lounge

15'2" x 11'10" approx (4.63 x 3.63 approx)

Carpeted flooring, wall mounted radiator, TV point, feature fireplace, double glazed windows to the side and front elevations, serving hatch to the kitchen.

### Bathroom

6'5" x 5'2" approx (1.96 x 1.58 approx)

Vinyl flooring, double glazed window to the rear elevation, tiled splashbacks, chrome heated towel rail, vanity wash hand basin with mixer tap, panelled bath with electric shower over.

### Separate WC

WC, single glazed window to the hallway.

### Second Floor Landing

Loft access hatch, wall mounted radiator, double glazed window to the rear elevation, doors leading off to bedrooms.

### Bedroom Two

11'11" x 9'7" approx (3.64 x 2.94 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation.

### Bedroom One

15'3" x 12'0" approx (4.66 x 3.66 approx)

Carpeted flooring, two wall mounted radiators, double glazed window to the front elevation.

## Retail Unit

### Shop Floor

32'10" x 15'1" approx (10.03 x 4.62 approx)

Single glazed door to the front elevation with single glazed fixed panels either side, laminate floor covering, door to staircase leading to the first floor landing of the apartment, door leading to the cellar, door leading to rear hallway.

### Rear Hallway

4'7" x 8'1" approx (1.42 x 2.47 approx)

Laminate floor covering, door leading to the kitchen, door leading to the office.

### Kitchen

4'8" x 5'4" approx (1.44 x 1.65 approx)

Vinyl flooring, double glazed window to the side elevation, base units incorporating a sink and drainer unit with separate hot and cold taps, space and point for a fridge freezer, further wash hand basin with separate hot and cold taps, door to WC.

### WC

2'8" x 4'9" approx (0.82 x 1.45 approx)

WC, single glazed window to the side elevation.

### Office

8'4" x 9'7" approx (2.55 x 2.93 approx)

Worksurface space, sink with cold tap and electric heated tap above, dado rail, laminate floor covering, double glazed window to the side elevation, fire door leading to the rear patio space.

## Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

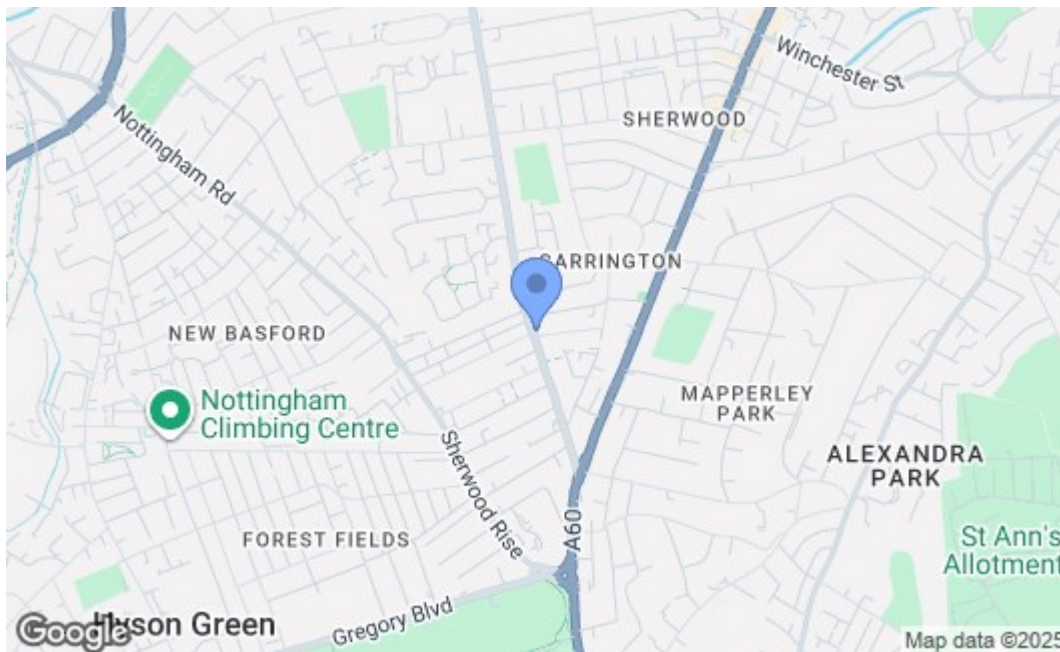
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



### 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		

England & Wales 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) <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 environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales 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.