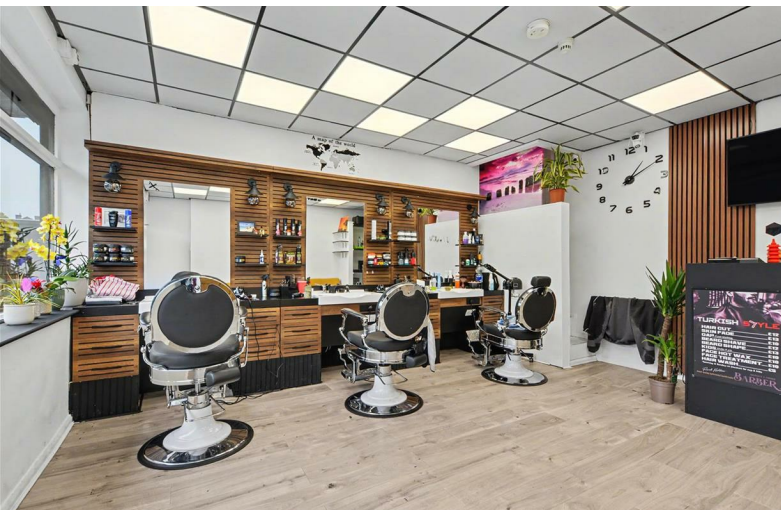




Nottingham Road
New Basford Nottingham NG7 7DA

£250,000 Freehold

A MIXED-USED COMMERCIAL / RESIDENTIAL PROPERTY COMPRISES A LARGE GROUND FLOOR SHOP UNIT THAT IS USED AS A BARBER'S/HAIRDRESSER WITH A RENOVATED FIRST-FLOOR 2-BEDROOM DUPLEX SELF-CONTAINED APARTMENT.



Robert Ellis are pleased to bring to the market this unique opportunity. Fronting a busy road in the residential area of New Basford, this prominent building offers a flexible investment with retail sales area on the ground floor AND A renovated Two -bedroom duplex apartment on the first floor with separate access.

The property comprises a freehold unit with the LARGE ground floor retail unit. To the ground floor front elevation, there is the main retail unit whilst, to the rear, there are further kitchen facilities, WC, and a treatment room.

The TWO bedroom duplex apartments on the first floor have recently been renovated, this comprises two bedrooms over two floors within a self-contained apartment, an open plan living/dining area, and a separate kitchen, family bathroom, and en-suite bathroom. The apartment has separate access to the rear elevation along with the use of an enclosed garden.

Contact the office to make your appointment to view this IDEAL INVESTMENT today. Selling with no upward chain.



Commercial Unit

Rear Store

14'0" x 10'11" approx (4.29m x 3.33m approx)

UPVC double glazed French door to the rear, wall mounted electric heater and internal door to lobby. Coving to the ceiling, built-in kitchen units with work surface over providing further storage space. Panelled doors to w.c. and main shop floor.

WC

5'10" x 4'3" approx (1.80m x 1.30m approx)

Low flush w.c., wall hung vanity wash hand basin, space and plumbing for an automatic washing machine with point for stacked tumble dryer, coving to the ceiling and ceiling light point.

Shop Floor

17'3" x 17'3" approx (5.28m x 5.26m approx)

Window to the front, main access door, laminate flooring and staircase to rear store, understairs store cupboard and three wash hand basins.

Apartment Above

Entrance Lobby

UPVC double glazed entrance door to the rear, laminate flooring, wall mounted radiator, stairs to the first floor, ceiling light point. Door to commercial unit.

Kitchenette/Utility

10'2" x 4'5" approx (3.10m x 1.35m approx)

With a range of matching wall and base units incorporating laminate work surface over, stainless steel sink with mixer tap above, space and plumbing for an automatic washing machine, space and point for a fridge, wall mounted radiator, understairs storage, tiled splashbacks, ceiling light point.

First Floor Landing

Stairs to the second floor, understairs storage cabinet, coving to ceiling, panelled doors to:

Bathroom

7'1" x 6'7" approx (2.18m x 2.01m approx)

Bedroom

11'8" x 11'1" approx (3.58m x 3.38m approx)

UPVC double glazed window to the rear, ceiling light point, coving to the ceiling, wall mounted radiator, built-in wardrobes with sliding mirror doors.

Living Room

12'9" x 10'11" approx (3.91m x 3.33m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, wall light point, coving to the ceiling, decorative feature fireplace incorporating electric fire and surround.

Fitted Kitchen

7'6" x 7'3" approx (2.29m x 2.21m approx)

UPVC double glazed window to the front, range of matching wall and base units incorporating laminate work surface over, 1½ bowl sink with swan neck mixer tap above, integrated oven, ceramic hob with built-in extractor hood over, tiled splashbacks, space and point for free standing fridge, wall mounted radiator, laminate flooring, ceiling light point, coving to ceiling, Volkera gas central heating combination boiler.

Second Floor Landing

Velux roof light, wall light point, panelled door to:

Bedroom

14'2" x 13'6" approx (4.32m x 4.14m approx)

Two Velux windows to the rear, wall mounted radiator, access to eaves and panelled door to:

En-Suite

6'7" x 4'9" approx (2.01m x 1.47m approx)

Panelled bath with mixer shower attachment over, pedestal wash hand basin, low flush w.c., tiled splashbacks and wall light points.

Outside

With secure gated access to the side, garden laid to lawn, decked area, raised flower beds, outside security lighting.

Agents Notes: Additional Information

Council Tax: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

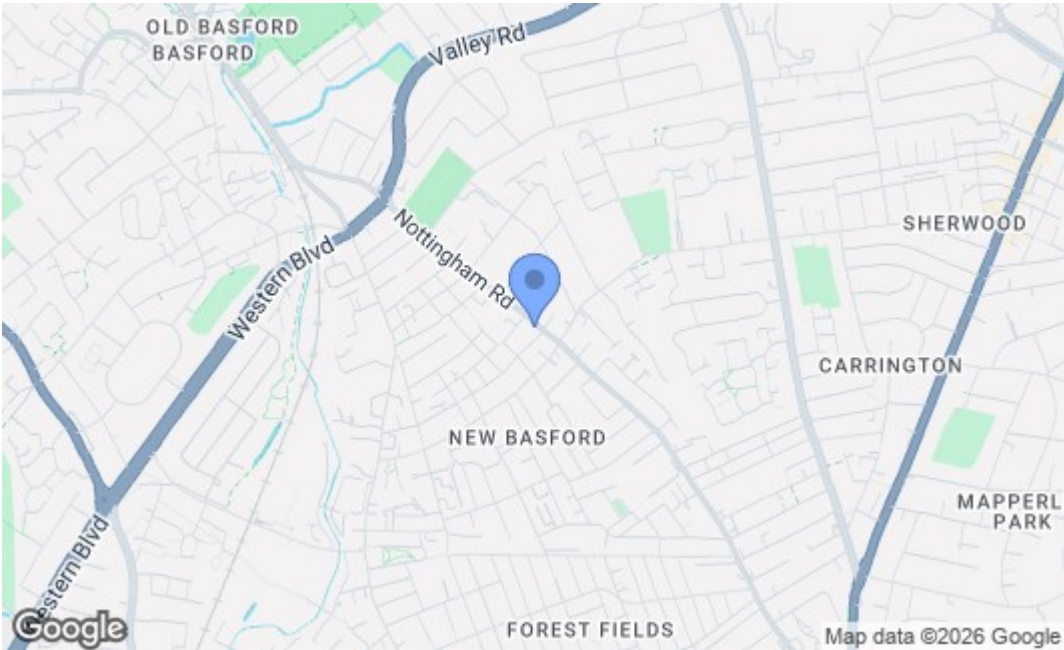
Non-Standard Construction: No

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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(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		

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.