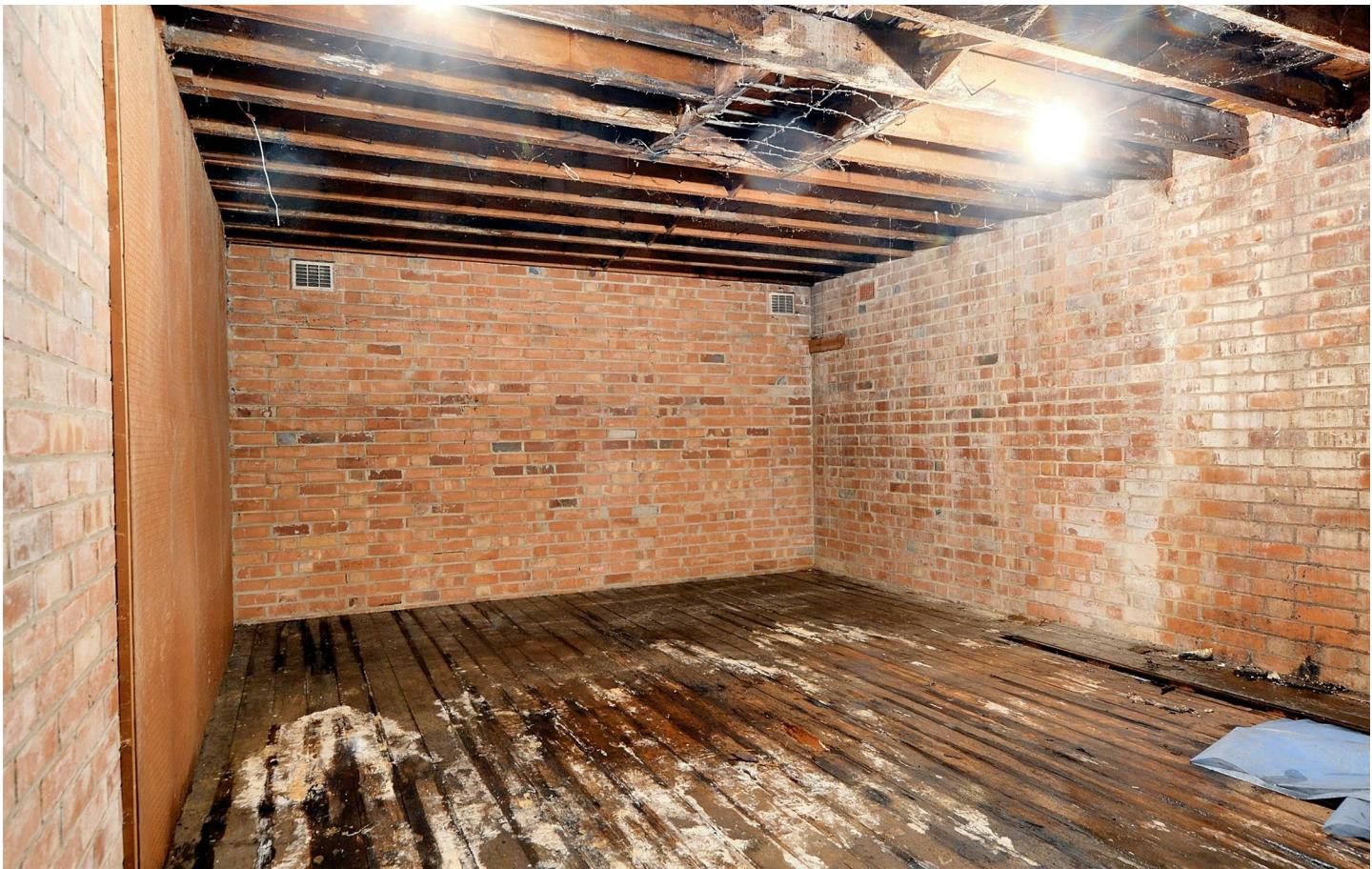




Main Street
Bulwell, Nottingham NG6 8QG

Guide Price £69,500 Freehold

A COMMERCIAL BUILDING PREVIOUSLEY
USED AS A SHOP, STORE AND OFFICE.



**** FOR SALE VIA AUCTION ** COMMERCIAL PROPERTY IN BULWELL**

Robert Ellis are delighted to bring to market this substantial commercial premises, currently operating as a shop with storage for an ironmongery business. This property has been proudly owned by the same family for several generations and is now offered for sale with no upward chain, presenting a rare opportunity for investment.

Situated in a prime location with direct access from the main shopping centre in Bulwell, the property features a spacious shop floor on the ground level, complemented by separate office space and additional storage on the upper floors. Its location ensures excellent visibility and high footfall, making it ideal for various commercial uses.

This property requires renovation and building works, but it offers excellent development potential for those with vision, subject to planning permission and compliance with relevant building regulations.

To fully appreciate the scope of this exciting project and to explore its potential, we encourage you to arrange a viewing. As an auction property, this is a time-sensitive opportunity—don't miss your chance to secure this versatile building in a sought-after location.

For further information or to book your appointment, please contact the office today.



Main Shop

18'8 x 12'2 approx (5.69m x 3.71m approx)

Front access door, ceiling light point, built in storage cabinets, original quarry-tile flooring, staircase leading to first floor landing, doorway leading through to rear store.

Rear Store

12'9 x 19'8 approx (3.89m x 5.99m approx)

Access to front shop unit, quarry-tile flooring, window to side elevation, under stair storage cupboard, sectional office with doorway leading through to additional rear store.

Second Rear Store

19'05 x 13'11 approx (5.92m x 4.24m approx)

Light, access through to side store, access to toilet.

Toilet

5' x 8' approx (1.52m x 2.44m approx)

Window to side elevation, high level flush WC, wall hung vanity wash hand basin.

Side Store

12'11 x 19'02 approx (3.94m x 5.84m approx)

Staircase to first floor landing, side access door.

Main Room

13'05 x 31'9 approx (4.09m x 9.68m approx)

Light, staircase to ground floor storage, access to additional upstairs rear store and front store.

Upper Rear Store

19'04 x 14' approx (5.89m x 4.27m approx)

Ceiling light points.

Upstairs Front Store

12'06 x 18'02 approx (3.81m x 5.54m approx)

Two windows to front elevation, staircase to ground floor main shop, shelving, built-in cupboard to chimney recess.

Agents Notes: Additional Information

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

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



Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

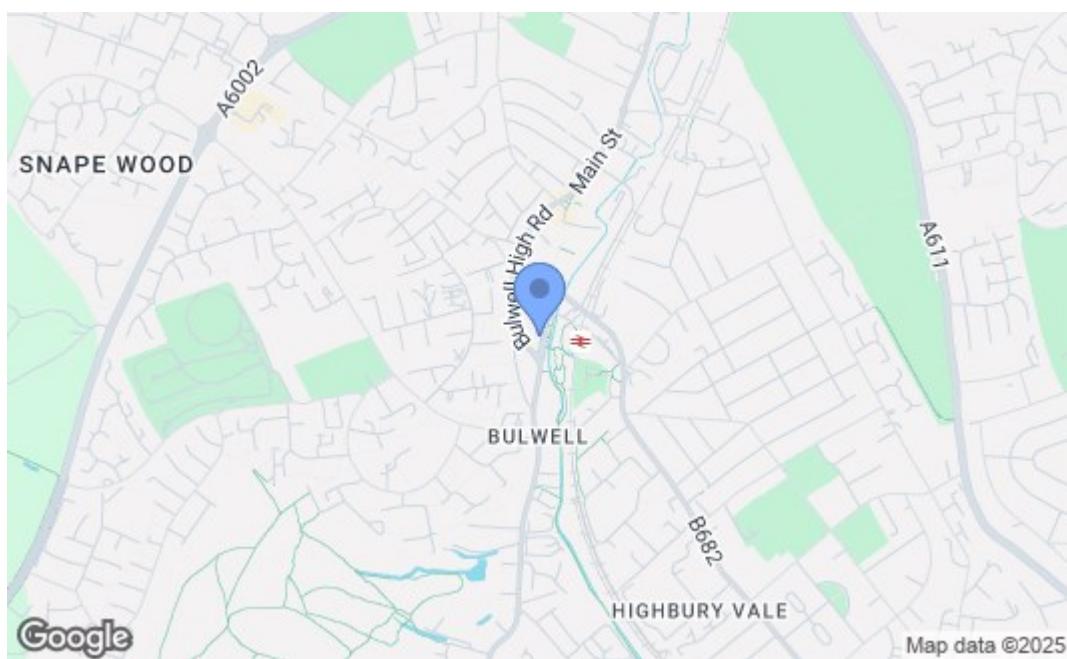
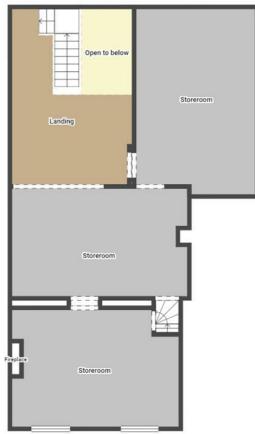
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



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	
(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.