



Highbury Road,  
, Nottingham  
NG6 9DD

**£225,000 Freehold**





**\*\*GUIDE PRICE £225,000 - £235,000\*\***

An excellent and versatile opportunity to acquire a substantial three bedroom residence with a fully equipped fast food eatery occupying the ground floor, offering outstanding potential for investors, business owners or those seeking to combine home and income in one convenient premises.

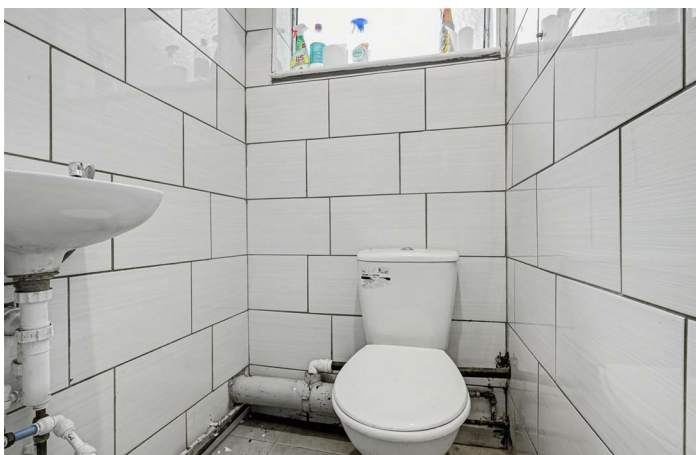
The commercial unit enjoys direct access from the street and benefits from a prominent glass frontage with secure steel shutters. Fully fitted and ready for operation, the eatery includes a service counter, stainless steel worktops, cooking equipment, extractor fans, sinks, food preparation areas and a downstairs WC. The layout has been thoughtfully arranged to provide an efficient working environment, making it ideal for a takeaway or similar catering business.

The residential accommodation is accessed separately via a double wooden gate leading to a shared driveway and a UPVC entrance door, ensuring privacy and clear separation from the commercial space. Upon entry, you are welcomed into a well-appointed kitchen fitted with white goods and enjoying pleasant views over the rear garden. A door from the front of the kitchen leads into a spacious lounge featuring twin UPVC windows to the front elevation and carpeted flooring. From here, access is provided to the entrance hall, which benefits from a further UPVC external door, access to the cellar, and a stairwell rising to the first floor.

Upstairs, the property offers two generously sized double bedrooms and a well-proportioned single bedroom, all tastefully decorated and finished with carpets. A three-piece family bathroom serves the first floor accommodation.

Externally, the property benefits from a shared driveway and an easy-to-maintain rear garden complete with a large shed, providing excellent additional storage. The outdoor areas are designed for practicality and low maintenance.

This rare mixed-use property presents an exceptional opportunity to acquire both a ready-to-trade commercial premises and comfortable family living accommodation within one building. Early viewing is highly recommended to appreciate the flexibility and potential on offer.



## 21a Highbury Road

Double wooden gate through a tunnel into a shared driveway, UPVC door providing access into the living room.

### Kitchen

13'1" x 8'1" approx (4m x 2.47m approx)

UPVC door, dark grey laminate flooring, work surfaces, wall and base units, tiled splashbacks, combi boiler, radiator, LED strip light, stainless steel sink with hot and cold tap, display wall cabinets, built-in oven, gas hob and extractor above, UPVC double glazed window, space for a fridge freezer, fire door to the lounge.

### Lounge

20'8" x 8'1" approx (6.3m x 2.48m approx)

Grey carpeted flooring, chimney breast with electric fire, loft access hatch, two UPVC double glazed windows, gas meter and double radiator, two ceiling lights. UPVC door to the side of the property and door to the cellar.

### Cellar

Two room cellar.

### Entrance Hall

8'5" x 9'4" approx (2.58m x 2.86m approx)

Carpeted flooring, radiator, stairs to the first floor.

### First Floor Landing

Balustrade to the first floor, spindles, UPVC window with blind, carpeted flooring, radiator and doors to:

### Bedroom 1

11'7" x 11'10" approx (3.54m x 3.63m approx)

Carpeted flooring, UPVC double glazed window with blind to the front, chimney breast with built-in storage either side, radiator.

### Bedroom 2

12'11" x 9'6" approx (3.94m x 2.91m approx)

Carpeted flooring, fitted storage, double radiator, broadband point, UPVC double glazed window with fitted blind.

### Bedroom 3

6'11" x 7'8" approx (2.11m x 2.36m approx)

Carpeted flooring, radiator, ceiling light point, chimney

breast, UPVC double glazed window with blind to the rear.

### Bathroom

8'10" x 4'9" approx (2.7m x 1.46m approx)

Wood effect laminate flooring, three piece suite comprising of a panelled bath with electric shower over, wash hand basin, low flush w.c., part tiled walls, two UPVC double glazed windows, radiator.

### Outside

Concrete slabs and large wooden shed.

## 21 Highbury Road

25'7" x 12'5" approx (7.811m x 3.79m approx)

Metal electric up and over door, glass frontage with two brick walls either side, ceramic tiled floor, fridges, counter, kitchen equipment (available by separate negotiation), wash hand basin, stainless steel preparation surfaces, fridges, sink, tiled walls, extractor fans, large stainless steel sink, door to the rear leading to:

### Cloaks/w.c.

3'9" x 3'6" approx (1.16m x 1.07m approx)

Matching tiled flooring, wash hand basin and low flush w.c.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 267mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

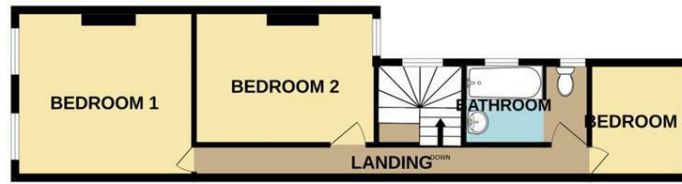
### Council Tax

Nottingham Council Band A

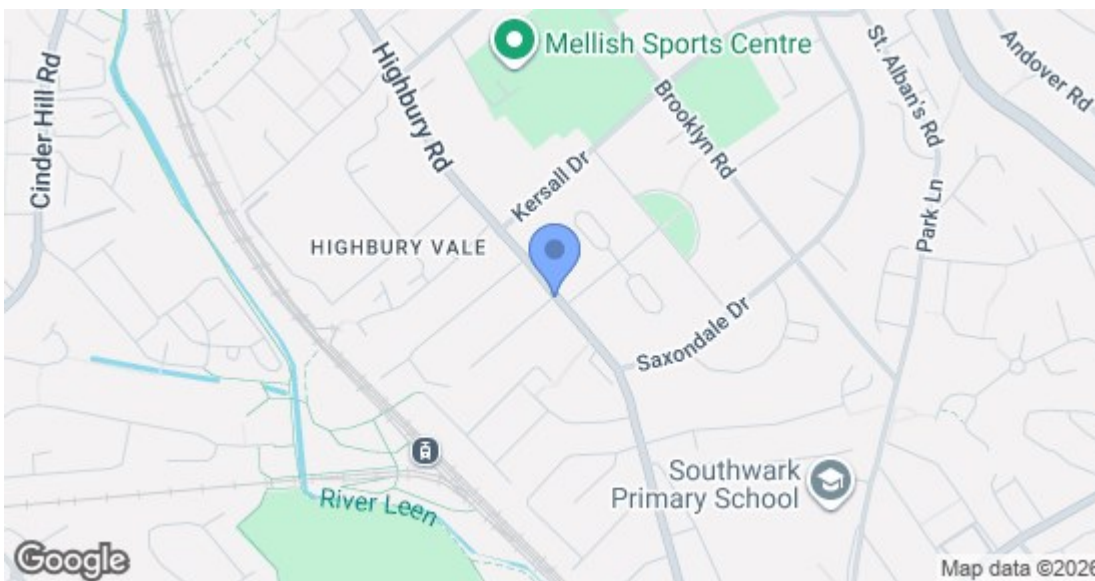
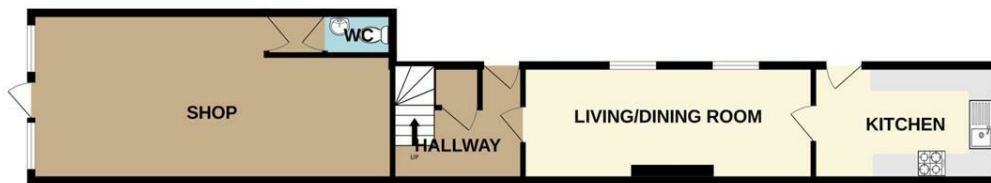




1ST FLOOR



GROUND FLOOR



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			
<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.