Robert Ellis

look no further...

Victoria Road,
Netherfield, Nottingham
NG4 2NN

£180,000 Freehold

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INVESTMENT OPPORTUNITY – MIXED-USE PROPERTY – NO UPWARD CHAIN

Robert Ellis are pleased to present this versatile mid-terrace mixed-use property, offering a fantastic opportunity for investors, developers, or owner-occupiers. Situated in the popular residential and commercial area of Netherfield, the property benefits from close proximity to Victoria Retail Park, local shops, schools, and excellent public transport links into Nottingham City Centre.

The ground floor comprises a commercial unit with a prominent shop frontage, a rear workshop, kitchen area, and W/C. This space could suit a variety of businesses or be let out to generate commercial rental income.

Above, the duplex apartment spans two floors and includes two bedrooms, a separate living room, kitchen, and conservatory to the rear.

The property is being sold as seen, the property could generate a strong combined income from both the residential and commercial elements, or serve as a live/work home for a small business owner.

Offered to the market with no upward chain, this is a rare chance to acquire a freehold property with mixed-use flexibility in a well-connected and in-demand location.

Renovation works already completed include full rewire and fuse board, new boiler, new oven, hob and extractor. Walls, doors and corridors all now comply with up-to-date fire regulations and overseen by Gedling Borough Council Building Control, Architect and Structural Engineer

Early viewing is recommended to appreciate the potential on offer.

Shop Unit

Main Unit
20' x 10'1 approx (6.10m x 3.07m approx)
Double glazed door and window to the front elevation, suspended ceiling with inset lighting, prominent retail frontage, panelled door leading to inner lobby and additional storage.

Lobby / Storage
22'4 x 15'07 approx (6.81m x 4.75m approx)
L-Shaped storage space providing useful additional storage, panelled door leading to the rear workshop.

Workshop
11'10 x 11'09 approx (3.61m x 3.58m approx)
Secure access door into the office, shelving for additional storage, lighting and power, panelled door leading to the rear store.

Rear Store / Kitchen
12'04 x 10'10 approx (3.76m x 3.30m approx)
Rear access door, light and power, stainless steel sink with mixer tap above, space and point for freestanding fridge freezer, panelled door leading to ground floor WC.

Ground Floor WC
12'11 x 5'02 approx (3.94m x 1.57m approx)
Low level flush WC, vanity wash hand basin, laminate floor covering, ceiling light point, extractor fan.

Flat

Entrance Lobby
Secure door to the rear elevation, ceiling light point, staircase leading to the first floor landing.

Inner Entrance Hallway
14'11 x 3'6 approx (4.55m x 1.07m approx)
Staircase leading to the second floor landing, ceiling light point, panelled doors leading off to:

Living Room
11'8 x 16'02 approx (3.56m x 4.93m approx)
UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point, feature decorative fireplace with stone hearth, wall mounted radiator, understairs storage cupboard providing additional storage space with light and recently installed electrical consumer unit.

Dining Kitchen
12'4 x 12'01 approx (3.76m x 3.68m approx)
With a range of matching wall and base units with laminate worksurfaces over, integrated oven with four ring ceramic hob over and stainless steel extractor hood above, stainless steel sink with swan neck mixer tap over, space and plumbing for automatic washing machine, space and point for freestanding fridge and freezer, wall mounted double radiator, ceiling light point, wall mounted ideal gas central heating combination boiler providing hot water and central heating to the property, glazed door leading to rear garden room.

Garden Room
11'06 x 12'09 approx (3.51m x 3.89m approx)
Windows to the side and rear elevations, roof lights, strip wood flooring, providing additional seating space to the property, glazed door leading through to dining kitchen.

Second Floor Landing
Ceiling light point, panelled doors leading off to:

Bedroom One
12'06 x 15'01 approx (3.81m x 4.60m approx)
UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, built-in wardrobe providing additional storage space.

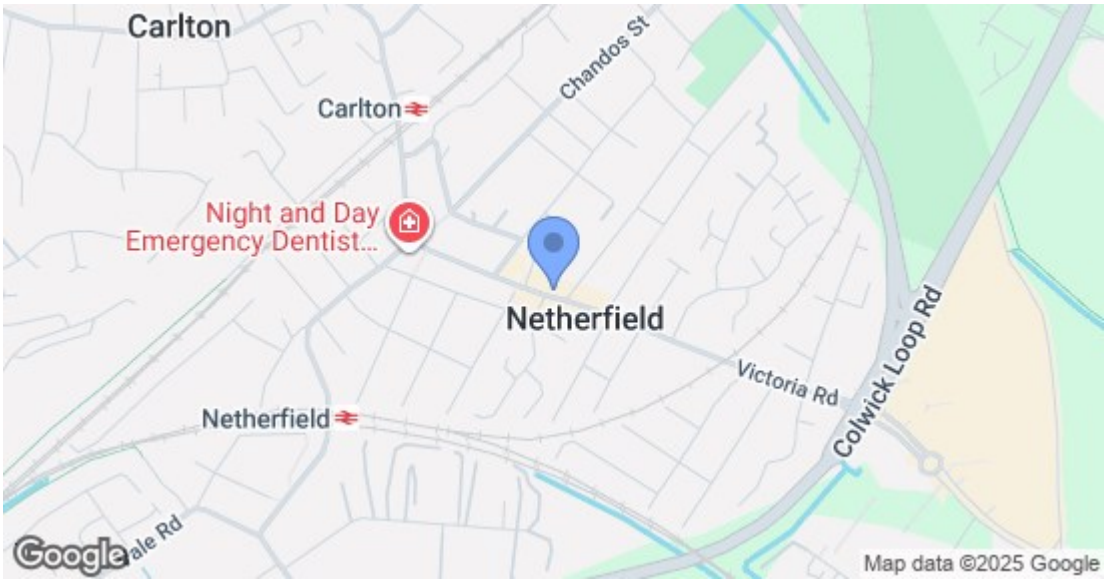
Bedroom Two
14'04 x 12'03 approx (4.37m x 3.73m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobe.

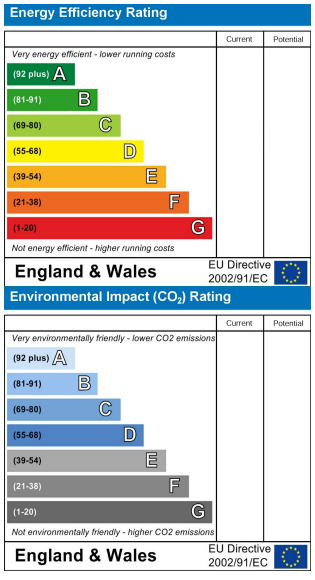
Bathroom
6' x 8'04 approx (1.83m x 2.54m approx)
Ceiling light point, three piece suite comprising panelled bath, vanity wash hand basin with storage cupboard below, low level flush WC.

Outside

Rear of Property
Enclosed rear shared access yard with secure gated access to the rear.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 18mbps 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





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.