

Robert Ellis

look no further...



Woodborough Road,
Mapperley, Nottingham
NG3 5QR

£325,000 Freehold

0115 648 5485



/robertellisestateagent



@robertellisea



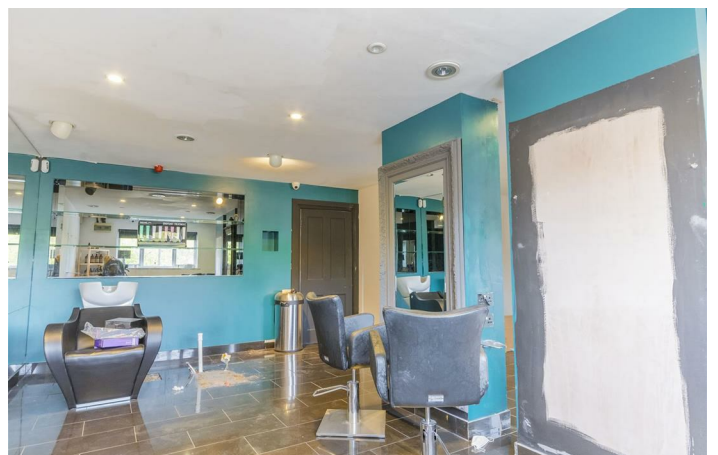
Robert Ellis are pleased to bring to the market this ideal investment opportunity. The property comprises a ground floor retail unit (Current use class: Commercial, Business & Service (E), currently being used as a hairdresser with open shop premises, kitchenette and storage.

To the first floor there is a separate unit accessed via Whittingham Road, with an open Hairdressers and beauty unit, Kitchen, Toilet, and storage room. The property has excellent potential to split into separate units subject to achieving the relevant planning permissions and building regulations.

The property is found within an extremely popular shopping parade on the outskirts of Nottingham. Nearby multiple retailers include Co-op, Sainsburys Weatherspoon's, and Dominos.

The shopping parade is known locally as "Mapperley Top" and is used to describe the collection of shops running along Woodborough Road three miles from Nottingham city center.

Contact the office on 0115 6485485 to arrange your appointment.



Shop Unit

23'9 × 13'9 approx (7.24m × 4.19m approx)

Two UPVC double glazed windows to the front, central UPVC double glazed door, tiling to the floor, recessed spotlights to the ceiling. Archway through to:

Rear Room

14'3 × 12' approx (4.34m × 3.66m approx)

Space for two vanity wash hand basins, recessed spotlights to the ceiling.

Store

14'7 × 11'1 approx (4.45m × 3.38m approx)

With counter work surface, storage units below and shelving. 1½ bowl stainless steel sink with mixer tap over, tiled splashbacks, tiling to the floor, hot water cylinder. Door to:

Rear Lobby

12'11 × 2'9 approx (3.94m × 0.84m approx)

UPVC door to the side, tiling to the floor, stairs to the potential self contained unit. Panelled door to:

Kitchen

9'6 × 5'6 approx (2.90m × 1.68m approx)

UPVC double glazed window to the rear, stainless steel sink with mixer tap, integral oven, base units, tiling to the floor, space and plumbing for washing machine, space and point for free standing fridge freezer, doors to:

Store

9'9 × 9'1 approx (2.97m × 2.77m approx)

UPVC double glazed window to the rear, shelving for further storage space and loft access hatch.

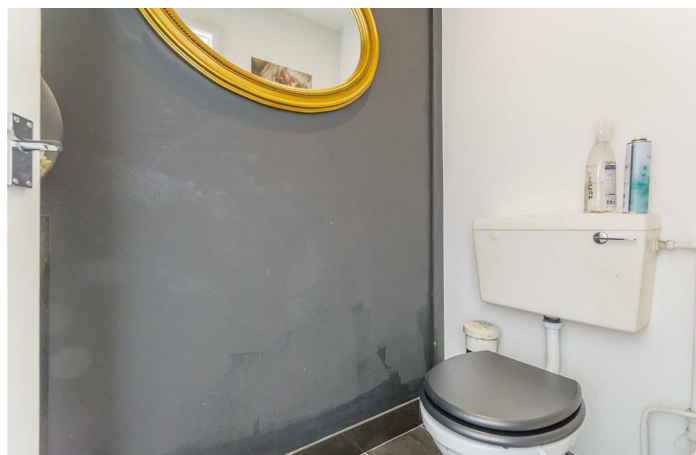
Toilet

5'6 × 3'4 approx (1.68m × 1.02m approx)

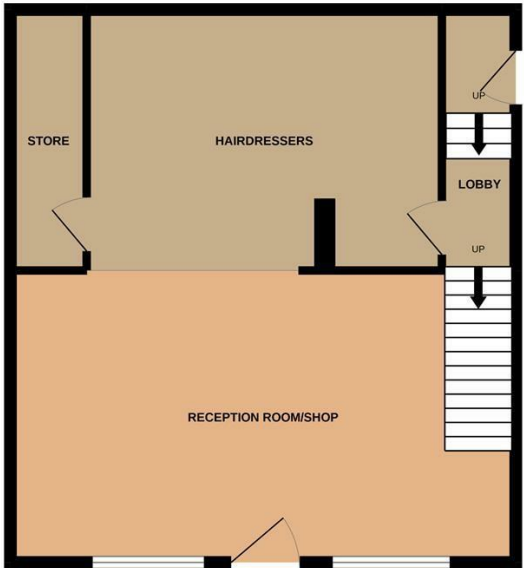
Tiling to the floor, recessed spotlights to the ceiling, extractor fan, low flush w.c.

Outside

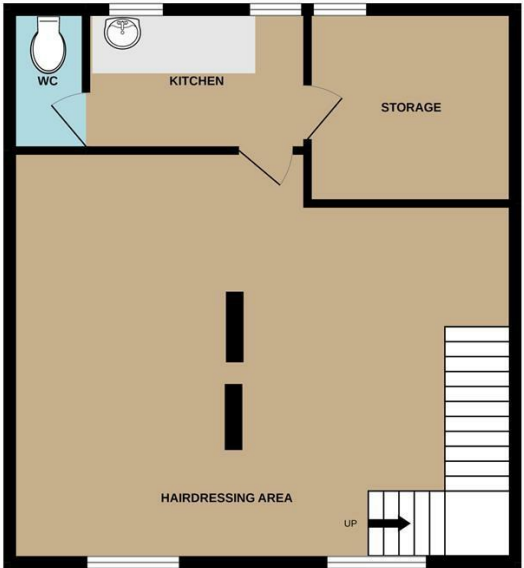
The premises is located at a busy junction on a high street shopping parade.



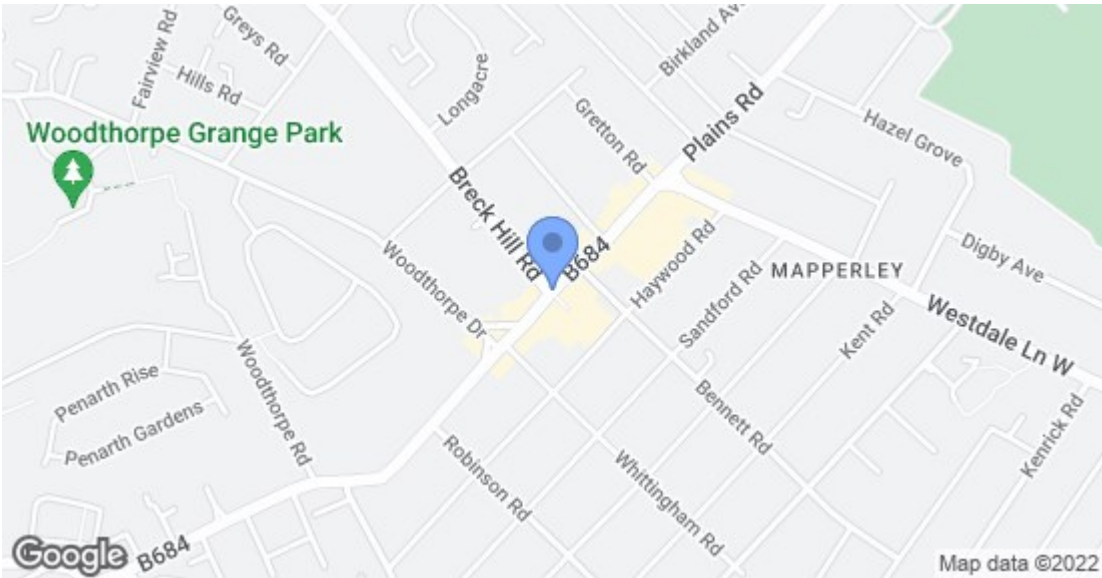
FIRST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.