

# Robert Ellis

look no further...



Haydn Road  
Sherwood, Nottingham NG5 2LA

**By Auction £195,000 Freehold**

A MIXED-USED COMMERCIAL / RESIDENTIAL  
PROPERTY COMPRISING OF A LARGE  
GROUND FLOOR SHOP UNIT WITH  
COUNTER AREA AND TWO KITCHENS AND  
A FIRST FLOOR THREE BEDROOM SELF-  
CONTAINED APARTMENT.

\*\*\*AUCTION THURSDAY 31ST JULY 2025\*\*\*

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Robert Ellis are pleased to bring to the market this unique opportunity. Fronting a busy road in the residential area of Sherwood, this prominent building offers a flexible investment with a retail area on the ground floor with a further duplex apartment above including a garden to the rear.

The property comprises a freehold unit with the LARGE ground floor retail unit being used as an Indian takeaway with a shop unit with counter area, two kitchens, an office and WC to the ground floor producing a rent of £800 PCM.

The THREE bedroom apartment on the first floor comprises a kitchen, a family bathroom and three double bedrooms. The apartment has separate access to the side elevation and an enclosed courtyard garden. Current rent £1035 PCM including bills (approx. £190 PCM)

The combined gross rental income of £24,000 per annum reflects an attractive yield of approximately 12.4% based on the guide price. This represents an excellent opportunity to acquire a high-yielding freehold investment.

Contact the office to make your appointment to view this IDEAL INVESTMENT today. Selling with the benefit of NO UPWARD CHAIN.



## Ground Floor Retail Unit

### Shop

14'11" x 13'10" approx (4.55m x 4.22m approx)

Glazed windows and door to the front elevation. Laminate and part tiling flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Coving to the ceiling. Counter top area with front customer facing zone. Internal doors leading into the office, kitchen and lobby leading down to the cellar.

### Office

6'05" x 4'10" approx (1.96m x 1.47m approx)

Wall mounted radiator. Ceiling light point. Shelving and storage space.

### Kitchen

14'11" x 13'10" approx (4.55m x 4.22m approx)

Glazed window to the rear elevation. Tiling to walls. Ceiling light points. Space and plumbing for a freestanding sink. Doorway leading into the additional kitchen.

### Kitchen

15'06" x 9'1" approx (4.72m x 2.77m approx)

Glazed window to the side elevation. Ceiling light points. Space and plumbing for a freestanding sink. Access door to the side elevation leading to the courtyard. Internal sliding door leading to bathroom.

### Bathroom

4'08" x 4'03" approx (1.42m x 1.30m approx)

Glazed window to the rear elevation. Wall light point. Vanity wash hand basin with dual heat tap. Internal door leading into the WC.

### WC

4'05" x 3'09" approx (1.35m x 1.14m approx)

Glazed window to the rear elevation. Ceiling light point. Low level flush WC. Wall mounted gas central heating combination boiler.

## First Floor Apartment

### Entrance Hallway

3'3" x 2'11" approx (1 x 0.9 approx)

UPVC double glazed access door to the side elevation. Ceiling light point. Carpeted staircase leading up to the first floor landing.

### First Floor Landing

37'0" x 2'11" approx (11.3 x 0.9 approx)

Carpeted flooring. Wall mounted radiator. Ceiling light points. Internal doors leading into the kitchen, bathroom, bedroom 1, 2 and staircase up to bedroom 3.

### Kitchen

15'5" x 6'04" approx (4.70m x 1.93m approx)

UPVC double glazed windows to the side elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted base units incorporating worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Breakfast bar with ample seating space. Airing cupboard housing Baxi gas central heating boiler.

### Bathroom

8'10" x 5'1" approx (2.69m x 1.55m approx)

UPVC double glazed window to the rear elevation. Tiled walls. Wall mounted radiator. Ceiling light point. White 3 piece suite comprising of a panel bath with hot and cold taps and electric shower over bath, pedestal wash hand basin with hot and cold taps and a low level flush WC

### Bedroom 1

11'10" x 11'01" approx (3.61m x 3.38m approx)

UPVC double glazed windows to the rear and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Bedroom 2

14' x 8'9" approx (4.27m x 2.67m approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point.

## Living Room / Office

15'07" x 13'11" approx (4.75m x 4.24m approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Access into eaves for further storage space.

## Rear of Property

To the rear of the property there is an enclosed courtyard with security lighting, brick wall the boundaries and secure access to the rear of the retail unit and first floor apartment.

## Agents Notes: Additional Information

Council Tax Band: A

Local Authority: G 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

880MN/HM

## 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.

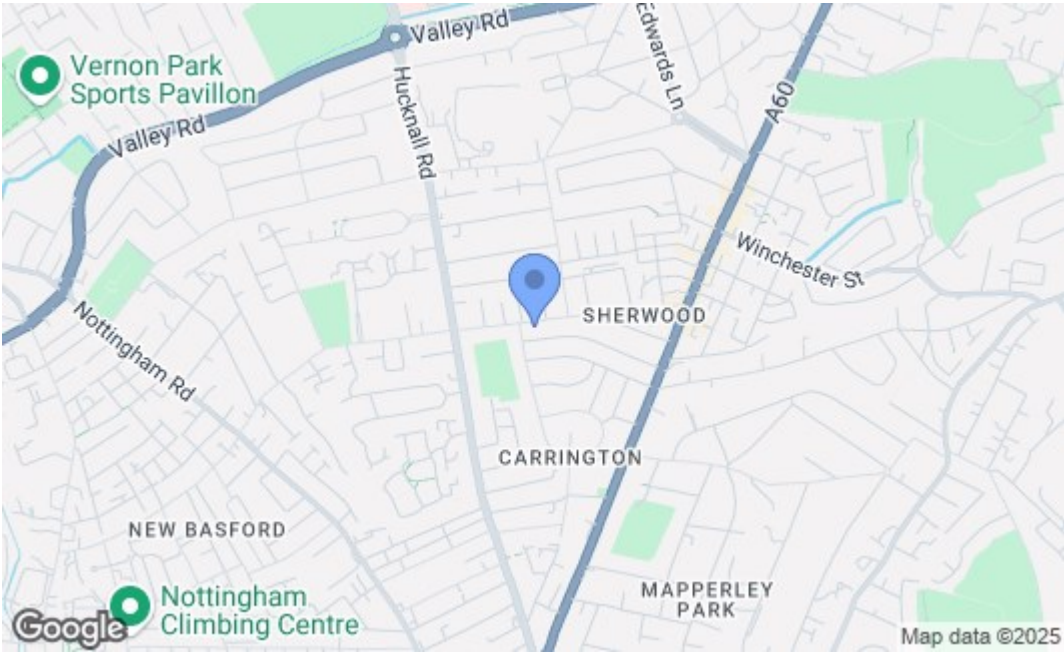
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

## 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.







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		
	52	73
England & Wales 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		
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.