



Queens Road,
Beeston, Nottingham
NG9 1JB

£725,000 Freehold



A substantial Victorian detached building formally used as a hotel.

Having been utilised as a hotel since the mid 1970's, in the ownership of the same family for over 50 years, this great building offers an excellent development opportunity, that can be used for several purposes, subject to the necessary planning consents, or can continue as a functioning hotel.

Occupying a good-sized corner plot in a central and sought-after Beeston location, a short walk from the town centre and train station, the property has retained much original character and charm, with high ceilings and generous room sizes.

In brief the internal accommodation comprises: reception, three lounges, dining room, bar, office, kitchen, fifteen bedrooms, twelve of which have en-suites, further bathroom and attic space, that is currently being used as accommodation, but was not converted in accordance with building regulations.

Outside the property sits on a good-sized corner plot, with gardens to the side and front and parking to the rear.

Seldom do properties of this scale and potential come to the market, therefore viewing is considered essential.



Reception

15'6" x 6'3" (4.74m x 1.91m)

Double wooden doors, fitted reception desk, wooden window, and radiator.

Hallway

With radiator, stairs leading to the first-floor landing.

Lounge

14'0" x 16'4" (4.27m x 4.99m)

Wooden bay window, three radiators, and a attractive Adam-style fire surround.

Office

14'1" x 11'10" (4.31m x 3.62m)

Wooden sash window, radiator, Adam-style fire surround and fitted cupboard.

Lounge

16'5" x 14'2" (5.01m x 4.32m)

Feature Adam-style fire surround, two radiators.

Lounge

14'1" x 16'4" (4.31m x 4.98m)

Radiator, feature Adam-style fire surround.

Bar

17'0" x 6'3" (5.20m x 1.92m)

Fitted bar, two wooden windows, and radiator.

Dining Room

26'2" x 22'8" (8m x 6.93m)

Wooden window, patio doors leading to the exterior, radiator, and serving area.

WC

With pedestal wash hand basin with tiled splashback, low level WC, wooden window, and radiator.

Second WC

Fitted with a low level WC, pedestal wash hand basin, wooden window, and radiator.

Kitchen

24'4" x 13'10" decreasing to 6'4" (7.43m x 4.23m decreasing to 1.94m)

With an extensive range of fitted wall and base units, work surfacing, double sink with mixer tap, further single sink with mixer tap, gas cooker, wall mounted grill, fitted dishwasher, windows and door to the exterior, walk-in pantry and store room housing the hot water cylinder.

To the ground floor the property has three bedrooms, two of which have en-suites, three further store rooms and a WC.

To the first-floor the property has a further twelve bedrooms, eleven of which have en-suites and separate bathroom.

Attic

Currently utilised as living accommodation, with a kitchen, bathroom, living room and bedroom.

N.B Potential purchasers should note that this not been converted to current building regulations specification.

Outside

To the front the property has an established garden, with shrubs and lawn, with further lawn and garden to the side, and to the rear the property has extensive parking and a useful brick store.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.

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.

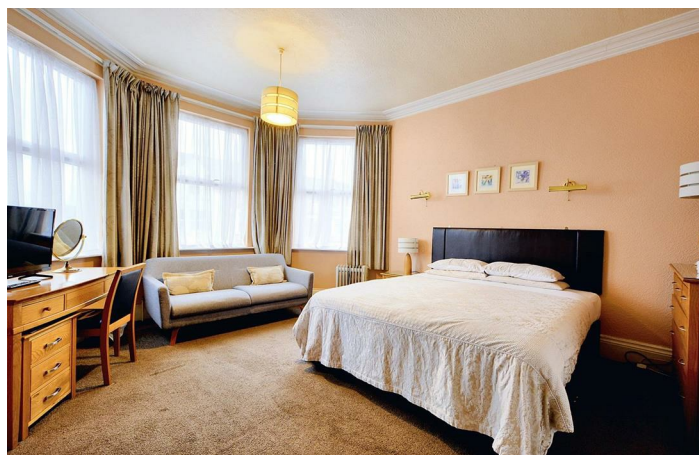
Additional Information

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 and 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			
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			
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