



Birrell Road,  
Forest Fields, Nottingham  
NG7 6LU

**£220,000 Freehold**



A fantastic investment opportunity to acquire a commercial unit with two bedroom flat above.

Situated in a popular and convenient location, you are ideally placed with a wealth of local amenities close by including shops, public houses, healthcare facilities, restaurants and transport links making it an easy commute into Nottingham City Centre.

This building would be considered an ideal opportunity for any buy to let investor looking to either begin or add to an investment portfolio.

In brief the commercial unit is currently set up as a take away with a shop, kitchen, second kitchen and WC. This has previously been used as a hairdressers and newsagents. It is a good space providing lots of potential. The unit is currently achieving £700pcm on a fixed contract for another year.

To the first floor is a duplex flat, this comprises; Entrance Hall, Living Room, Kitchen and Bathroom, then rising to the top floor are two double bedrooms.

The two units currently pay separate council tax and electricity bills. The gas boiler only services the apartment, the shop has no gas supply, only electric.

Outside the property is a small paved courtyard with gated access.



## Ground Floor Shop

### Main Shop

15'10" x 12'11" approx (4.84m x 3.96m approx)  
UPVC double glazed door and windows to the front aspect, with tiled flooring.

### Back Room

13'0" x 6'10" approx (3.97m x 2.10m approx)  
Set up with steel kitchen units, UPVC double glazed window to the side aspect and tiled flooring.

### Second Back Room

10'8" x 6'10" approx (3.26m x 2.10m approx)  
UPVC double glazed windows to the front and side, fitted sink unit and tiled flooring.

### Ground Floor w.c.

Low flush w.c. and wash hand basin, part tiled walls and radiator.

### Outside

Paved courtyard with walled boundaries.

## First Floor Apartment

### Entrance

UPVC double glazed door to the stairs leading to the carpeted hallway.

### Living Room

10'6" x 17'6" approx (3.21m x 5.35m approx)  
Carpeted room, with radiator and UPVC double glazed windows to the front and side aspect.

### Kitchen

9'11" x 10'0" approx (3.03m x 3.07m approx)  
A range of wall and base units with work surfacing over and tiled splashbacks, inset sink with mixer tap. Space and fittings for freestanding appliances to include gas cooker, washing machine and fridge freezer. Laminate flooring and UPVC double glazed window to the side aspect.

### Bathroom

Incorporating a three-piece suite comprising low flush w.c., pedestal wash hand basin, bath with electric power

shower above, part tiled walls, radiator, wall mounted boiler and UPVC double glazed window to the side aspect.

## Second Floor Landing

### Bedroom 1

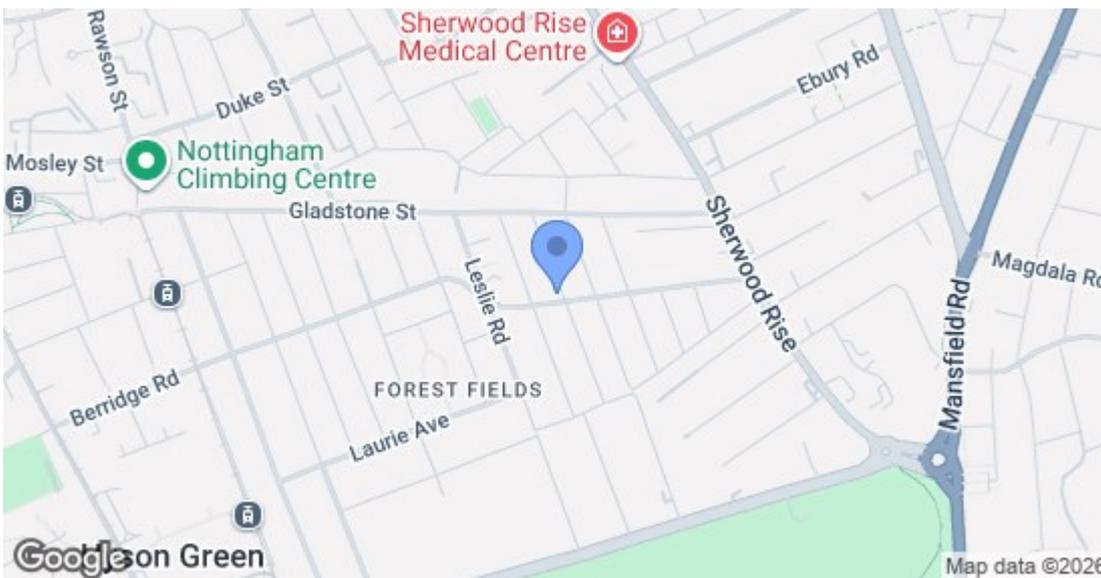
12'3" x 13'1" approx (3.75m x 4m approx)  
Carpeted room, with radiator, UPVC double glazed window to the side aspect and access to the loft storage within the eaves.

### Bedroom 2

8'8" x 8'9" approx (2.66m x 2.69m approx)  
Carpeted room, with radiator, UPVC double glazed window to the side aspect and access to the loft storage within the eaves.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.