

# Robert Ellis

look no further...



High Road,  
Beeston, Nottingham  
NG9 2JQ

**£850,000 Freehold**

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@robertellisea





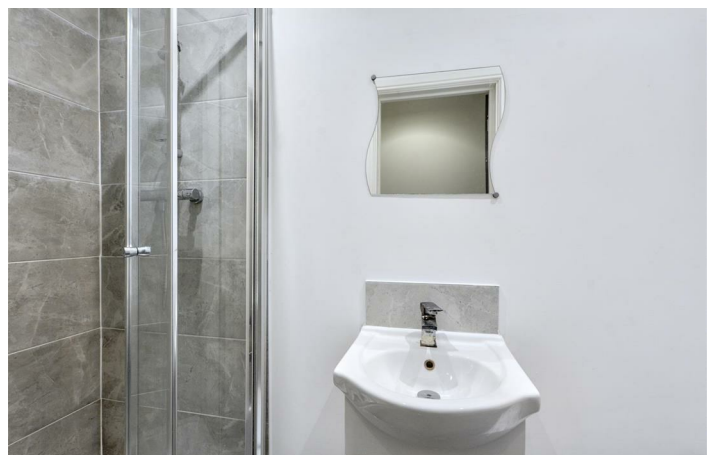
An excellent investment opportunity comprising of a ground floor shop unit and two self contained five-bedroom HMO's.

Having been extended and comprehensively renovated by the current vendor this great property occupies and sought-after position within the heart of Beeston town centre on the high road.

When fully let the ten bedrooms in the HMO's generate an income of £59,800 per annum and the shop is let on a ten year lease generating an income of £18,000 per annum, providing a total rent of £77,800 per annum.

The two self-contained HMO's all have modern en-suite bedrooms, a communal laundry and communal kitchen diner and living space with modern fixtures and fittings throughout.

The property is being sold with the current tenants insitu, making this as ideal investment opportunity.



## Shop Unit

### Shop

25'9" x 18'0" (7.85m x 5.50m )

With double glazed windows and two doors to the front, air conditioning/heating system.

### Rear Kitchenette/Storage Area

22'11" x 4'7" (7m x 1.42m )

Wall and base units, a sink with hot and cold taps, and a area for storage.

### WC

Fitted with a WC.

### NB:

Potential purchasers should note, whilst there are ten rooms, we will only provide examples for room 1, 2, & 3.

### Room One

28'0" x 6'2" including en-suite (8.54m x 1.90m including en-suite )

UPVC double glazed window, wall mounted electric heater and en-suite with fitments in white comprising: WC, wash-hand basin inset to vanity unit with tiled splashback, shower cubicle with mains control shower, wall-mounted heated towel rail and extractor fan.

### Room Two

12'11" x 8'7" maximum overall measurements, plus d

(3.94m x 2.63m maximum overall measurements, plus d)

UPVC double glazed window, wall-mounted electric heater. En-Suite with fitments in white comprising: WC, wash-hand basin inset to vanity unit with tiled splashback, shower cubicle with mains control shower, wall-mounted heated towel rail and extractor.

### Room Three

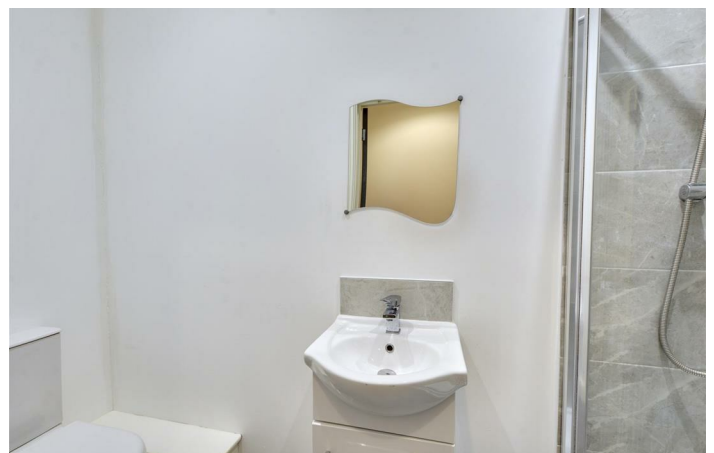
31'2" x 6'3" including en-suite (9.51m x 1.91m including en-suite )

UPVC double glazed window, wall-mounted electric heater. En-Suite with fitments in white comprising: WC, wash-hand basin inset to vanity unit with tiled splashback, shower cubicle with mains control shower over, wall-mounted heated rail and extractor.

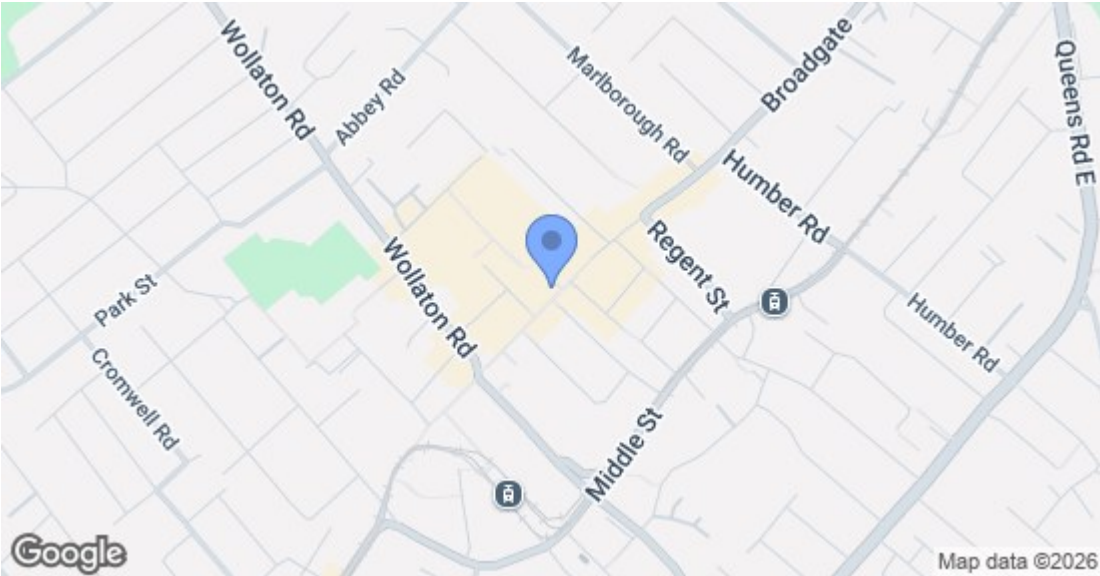
### Kitchen Diner/Living Area

22'11" decreasing to 9'0" x 12'5" (6.99m decreasing to 2.76m x 3.80m )

UPVC double glazed window, two wall mounted electric heaters, fitted breakfast bar, wall and base units, work surfacing with tiled splashback, one and half bowl sink with mixer tap, inset electric hob with oven below and air filter above.







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		
	70	76
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.