



157 Derby Road,
Stapleford, Nottingham
NG9 7AS

£125,000 Freehold



AN OPPORTUNITY HAS ARISEN TO PURCHASE A TWO STOREY, FREEHOLD COMMERCIAL UNIT WITH VACANT POSSESSION AT A PRICE OF £125,000 PLUS VAT @ 20%.

Formerly let as a motor factors and occupying two floors, this semi detached building sits on a prominent high street position and offers great potential for a property investor or owner/occupier business.

With accommodation over two floors, the ground floor offers front retail space with three store rooms beyond and to the first floor are three large storage rooms and staff rest room facilities.

There is great redevelopment potential. The first floor lends itself to of conversion into a self-contained residential flat and there is scope for potential building to the rear. (subject to planning permission and change of use etc.)

Shared access at the side of the building leads to a rear yard and off-street parking for up to three vehicles, as well as a detached brick built lock-up garage.

Situated on Derby Road, the main high street running through Stapleford, a busy town lying between Nottingham and Derby with good transport links between the two cities and further afield via Junction 25 of the M1.

The town centre has a mix of national and independent retailers, as well as a variety of pubs, cafes and restaurants and public services such as doctors and dentists.

There is a recently opened Park and Ride for the Nottingham Express Tram, approximately one mile away and the area is set for future regeneration with the proposed HS2 East Midlands Hub approximately one mile away.

RETAIL SPACE

18'0" x 15'7" (5.5 x 4.77)

With 5.5m of shop frontage and counter.

STORE ROOM 1

4'11" x 11'2" (1.51 x 3.42)

Access to store room 2

STORE ROOM 2

11'5" x 7'8" (3.5 x 2.35)

INNER LOBBY

Stairs leading to first floor and access to store room 3

STORE ROOM 3

9'6" x 4'9" increasing to 6'2" (2.9 x 1.45 increasing to 1.9)

FIRST FLOOR LANDING

Access to upstairs accommodation

ROOM 1

13'4" x 11'5" (4.08 x 3.5)

Access to further store room

ROOM 2

8'10" x 6'2" (2.7 x 1.9)

ROOM 3

11'8" x 7'4" (3.56 x 2.24)

ROOM 4

11'8" x 10'5" (3.56 x 3.2)

STAFF REST ROOM FACILITIES

7'3" x 5'0" (2.23 x 1.54)

W.c. and wash hand basin.

OUTSIDE

Shared access rights at the side of the property lead to a rear yard and off-street parking facility for up to three vehicles and there is a detached brick built lock-up garage.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre and the unit can be found on the left hand side identified by our For Sale Board.

Ref: 4958PS

AGENTS NOTES

It should be noted that the purchase price is subject to v.a.t. @ 20%



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.