



Derby Road
Stapleford, Nottingham NG9 7AY

£200,000 Freehold

A FREEHOLD BUILDING CONSISTING OF A GROUND FLOOR SALON OPERATING FOR OVER 60 YEARS AND A FIRST FLOOR RENOVATED ONE BEDROOM FLAT BEING SOLD AS AN INVESTMENT OPPORTUNITY.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS FREEHOLD BUILDING CONSISTING OF A SPLIT PURPOSE GROUND FLOOR COMMERCIAL HAIR SALON WHICH HAS BEEN OPERATING AND TRADING IN THE LOCAL AREA FOR OVER 60 YEARS AS A SUCCESSFUL BUSINESS WITH THE BENEFIT OF A RECENTLY RENOVATED AND RENTED OUT ONE BEDROOM FIRST FLOOR FLAT.

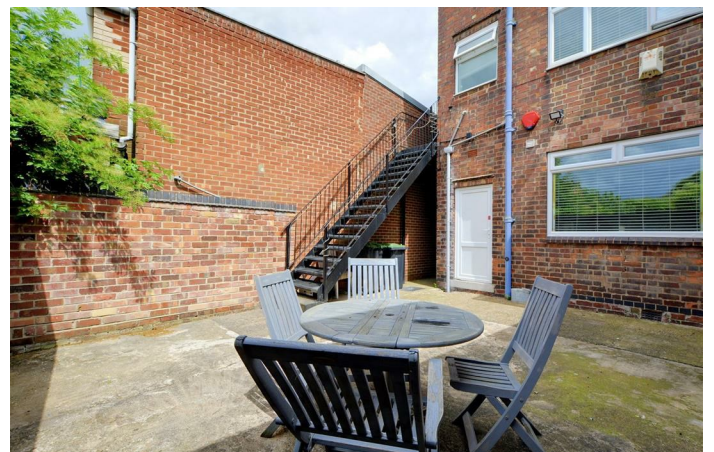
The ground floor hair salon is to be rented out at a sum of £800 PCM, totalling a yearly income of £9600 which, as previously mentioned, has been successfully trading in Stapleford for over 60 years. There is also the benefit of a recently renovated first floor, one bedroom flat rented to the same tenant for over 2.5 years at £500 PCM, generating an income of £6000 per year. Combined, this equates a total annual income of £15,600.

A newly comprised rental agreement will need to be drawn up between the hair salon and flat to show new ownership details and both occupants are wanting to stay as a long term tenant.

The accommodation over the two levels comprises of the hair salon on the ground floor with good size shop frontage, useful understairs storage space, inner lobby, ground floor customer VWC, rear staff room and kitchenette to the ground floor. The first floor flat is accessed via a staircase externally to the shop comprises of a spacious hallway, one bedroom, bathroom and open plan living dining kitchen.

Both zones have their own independent gas central heating combination boiler systems, there is a shared rear courtyard and the first floor flat has had a recent program of renovation including a newly fitted combination boiler, upgraded decorating and flooring, kitchen and modern bathroom fittings.

The property is to be sold as an investment opportunity, being rented out on both floors and would therefore make a great addition to a property or pension portfolio. For viewings and further information, we ask that you contact Robert Ellis on 0115 949 0044.



GROUND FLOOR SHOP FRONTAGE

22'10" x 16'5" (6.96 x 5.01)

Two double glazed windows to the front with fitted blinds, front shop door entrance, four radiators, laminate flooring, understairs closet and opening to the inner lobby.

INNER LOBBY

3'2" x 2'10" (0.97 x 0.87)

Laminate flooring, door to WC and opening through to staff area.

WC

6'11" x 2'8" (2.11 x 0.83)

Two piece suite comprising push flush WC and wash hand basin with tiled splashbacks, laminate flooring and extractor fan.

STAFF ROOM

11'11" x 10'5" (3.64 x 3.18)

Double glazed window to the rear with fitted blinds, radiator and laminated flooring. Door to kitchenette.

KITCHENETTE

8'7" x 5'9" (2.62 x 1.77)

Equipped with a matching range of fitted wall and base units with roll top work surfaces incorporating inset single sink and drainer with mixer tap. Tiled splashbacks, tiled floor, double glazed window to the side, double glazed rear door to the courtyard, wall mounted gas fired central heating combination boiler servicing the heating on the ground floor.

FIRST FLOOR FLAT

ENTRANCE HALL

17'2" x 6'10" (5.25 x 2.10)

uPVC panel and double glazed side entrance door, double glazed side window, radiator, LVT flooring, meter box and doors to all rooms.

LOUNGE/SITTING ROOM/KITCHEN

17'5" x 13'4" (5.32 x 4.08)

Three double glazed windows to the front with fitted blinds, LVT flooring, radiator, media points. The kitchen area is equipped with a matching range of fitted wall and

base units with roll top work surfaces incorporating single sink and drainer with mixer tap, fixed extractor canopy, space for washing machine, fridge/freezer and cooker.

BEDROOM ONE

11'10" x 10'5" (3.62 x 3.20)

Double glazed window and fitted blinds to the rear, radiator, dado rail, LVT flooring, rustic oak LVT flooring.

BATHROOM

11'10" x 5'1" (3.63 x 1.56)

Three piece suite comprising bath with glass shower screen, mixer tap and mixer shower over, hidden cistern push flush WC, wash hand basin with storage cabinets beneath. Ladder towel radiator, double glazed window to the rear with fitted blinds, boiler cupboard housing the gas fired central heating combination boiler for central heating and hot water purposes. Decorative marble style butterfly boarding.

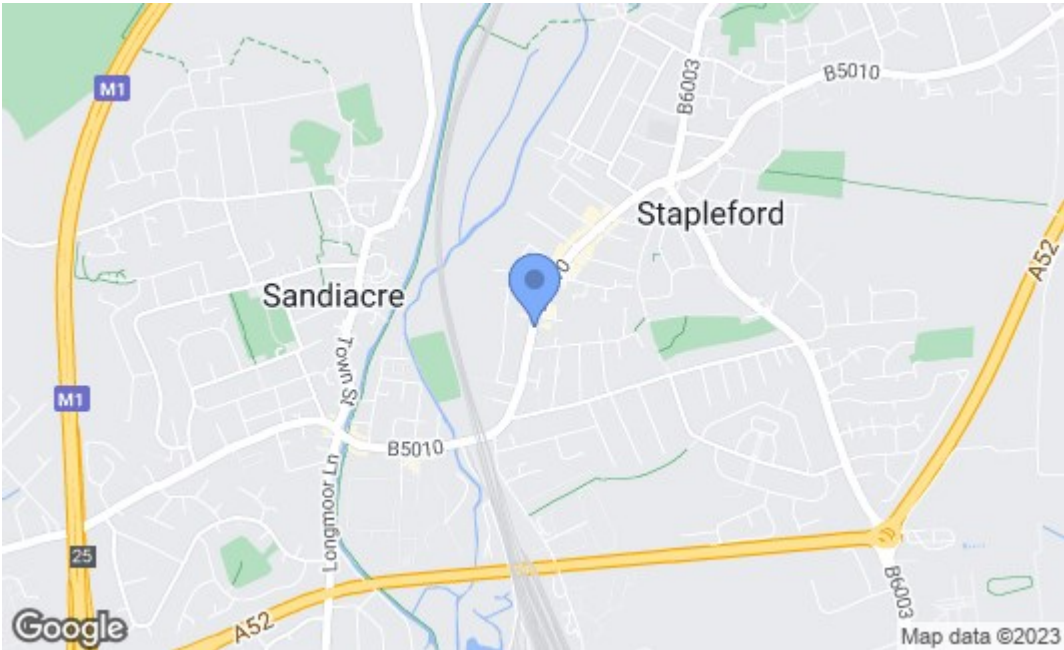
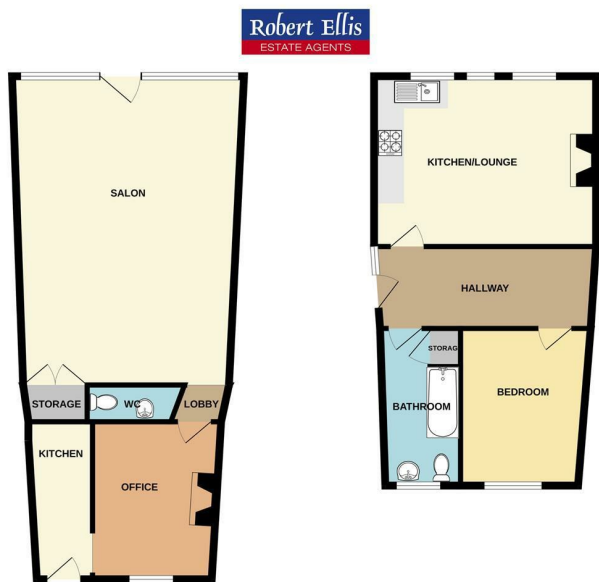
COURTYARD GARDEN TO THE REAR

Pedestrian lockable side access gate giving private entrance to the staircase to the first floor flat. Enclosed low maintenance courtyard style garden, shared for both the flat and the hair salon.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre along Derby Road and the building can be found on the right hand side.





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		
	64	73
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.