

HoldenCopley

PREPARE TO BE MOVED

Radford Road, Basford, Nottinghamshire NG7 5GN

Guide Price £210,000

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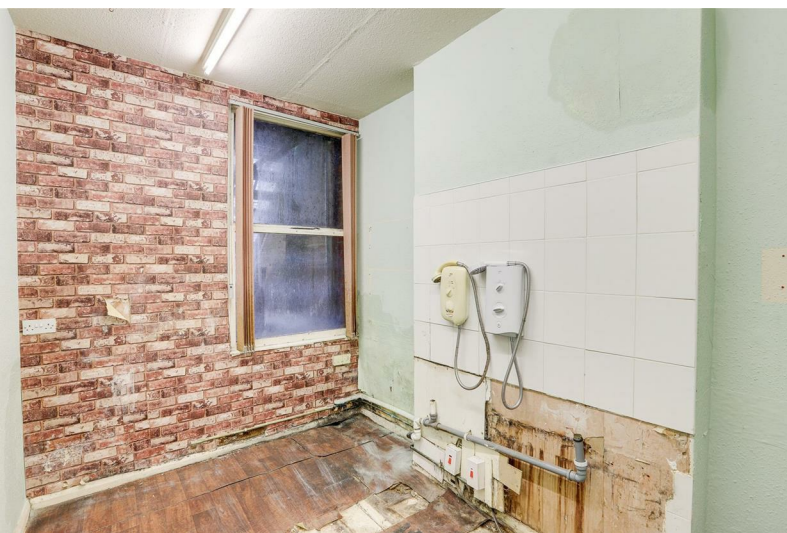


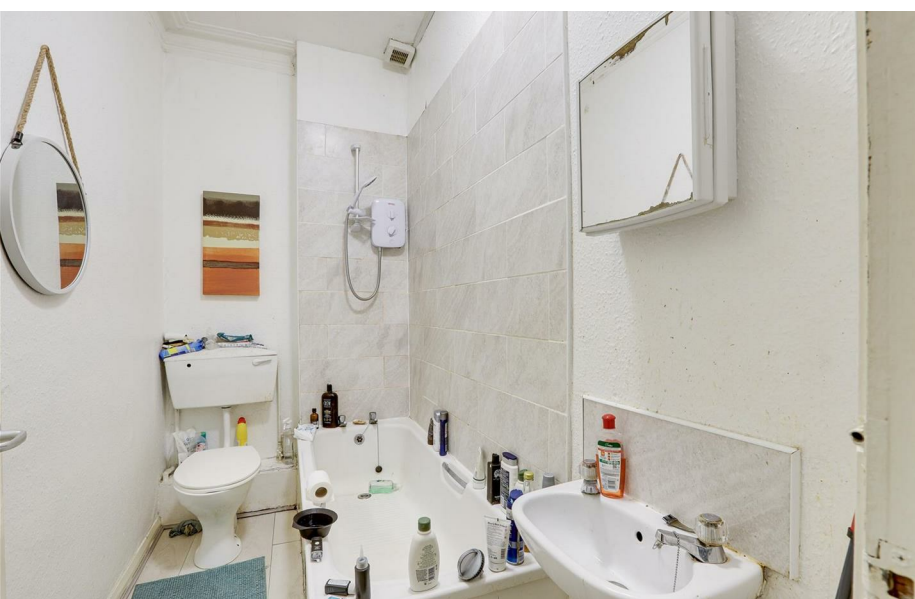
GUIDE PRICE £210,000 - £230,000

INVESTMENT OPPORTUNITY...

Situated in a convenient location, this commercial shop with two self-contained flats presents an exceptional investment opportunity for both seasoned and first-time investors. Both flats are fully let, generating immediate rental income. The property benefits from excellent transport links, including nearby tram stops, and is within easy reach of local amenities, the City Hospital, and Nottingham's City Centre. The ground-floor shop features a prominent shop front, two versatile office spaces, and a W/C, making it ideal for various business uses. The two self-contained flats above each offer a comfortable living room, a fitted kitchen, a modern bathroom, and a spacious double bedroom, with private access ensuring tenant privacy and convenience. The property also benefits from a cellar.

MUST BE VIEWED





- Shop & Two Self-Contained Flats
- Fully Let
- Two Double Bedrooms
- Two Kitchens
- Two Reception Rooms
- Two Bathrooms
- Two Office Spaces
- Low Maintenance Courtyard
- Convenient Location
- Tram & Bus Links





GROUND FLOOR

Shop Front

20'3" x 14'10" (6.18m x 4.53m)
The shop front has wood-effect flooring, ceiling tiles, a wall-mounted electric heater, two windows to the front elevation, and a single UPVC door providing access into the accommodation.

Shop Hallway

6'6" x 11'10" (2.00m x 3.62m)

Shop Office One

7'8" x 11'10" (2.34m x 3.61m)
This space has wood-effect flooring, a single-glazed window to the rear elevation, a wall-mounted electric heater, partially tiled walls, and two wall-mounted electric shower fixtures.

Shop Office Two

10'0" x 9'11" (3.05m x 3.04m)
This space has a sunken wash basin, a fitted worktop, a wall-mounted electric heater, an in-built cupboard, and a single-glazed window to the rear elevation.

Shop Lobby

3'3" x 6'11" (1.00m x 2.13m)
The lobby has a single door to access outdoors.

Shop W/C

3'9" x 7'0" (1.15m x 2.14m)
This space has a low level flush W/C, a wash basin, tiled splash, and a single-glazed obscure window to the side elevation.

FIRST FLOOR - Flat One

Entrance Hall

4'9" max x 4'3" (1.46m max x 1.32m)
The entrance hall has wood-effect flooring, carpeted stairs, and a single door providing access to both flat accommodations.

Living Room

15'3" max x 14'10" (4.67m max x 4.53m)
The living room has wood-effect flooring, a wall-mounted heater, a TV point, a wall-mounted security intercom system, and a single-glazed obscure window looking into the kitchen.

Kitchen

9'10" x 9'10" (3.00m x 3.02m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap, an integrated oven with an electric hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, partially tiled walls, a wall-mounted electric heater, and a UPVC double-glazed window to the rear elevation.

Hall

4'7" x 3'6" (1.41m x 1.08m)
The inner hall has wood-effect flooring and an in-built cupboard.

Bathroom

8'7" max x 4'7" (2.63m max x 1.40m)
The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, partially tiled walls, wood-effect flooring, and an extractor fan.

Bedroom

11'6" x 14'11" max (3.52m x 4.57m max)
The bedroom has two UPVC double-glazed windows to the front elevation, wood-effect flooring, ad a wall-mounted electric heater.

SECOND FLOOR - Flat Two

Second Floor Landing

2'11" x 3'7" (0.90m x 1.10m)
The second floor landing has carpeted flooring and access into flat two.

Living Room

10'10" x 15'3" (3.31m x 4.67m)
The living room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, an in-built cupboard, a wall-mounted security intercom system, and a wall-mounted electric heater.

Inner Hall

4'7" x 10'4" (1.42m x 3.17m)
The inner hall has wood-effect flooring.

Kitchen

11'10" max x 7'1" (3.63m max x 2.16m)
The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with an electric hob, space and plumbing for a washing machine, space for a fridge freezer, tiled splashback, and a UPVC double-glazed window to the front elevation.

Shower Room

4'0" max x 6'11" (1.24m max x 2.12m)
This space has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted electric shower fixture and a bi-folding shower screen, an extractor fan, and partially tiled walls.

Bedroom

11'11" x 7'4" (3.64m x 2.25m)
The bedroom has a UPVC double-glazed window to the front elevation and wood-effect flooring.

BASEMENT LEVEL

Cellar

OUTSIDE

Outside to the front is on-street permit parking and to the rear is a low maintenance courtyard.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal – Mostly 4G / 5G network
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Area - Low risk for surface water / very low risk for rivers & sea
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

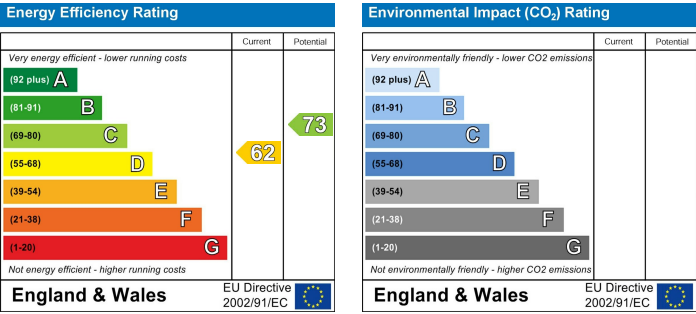
Council Tax Band Rating - Nottingham City Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

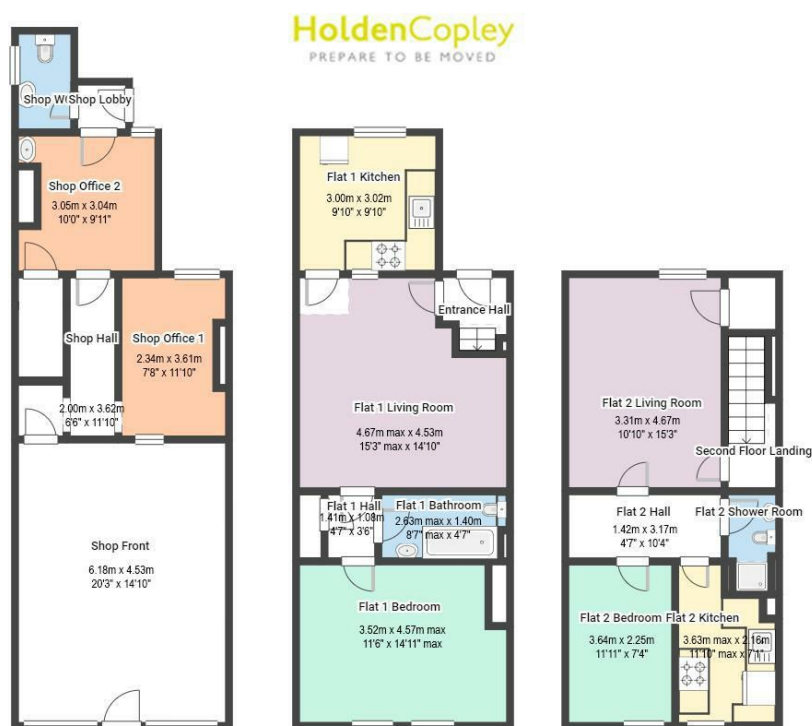
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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