

HoldenCopley

PREPARE TO BE MOVED

Vernon Road, Basford, Nottinghamshire NG6 0AD

£275,000

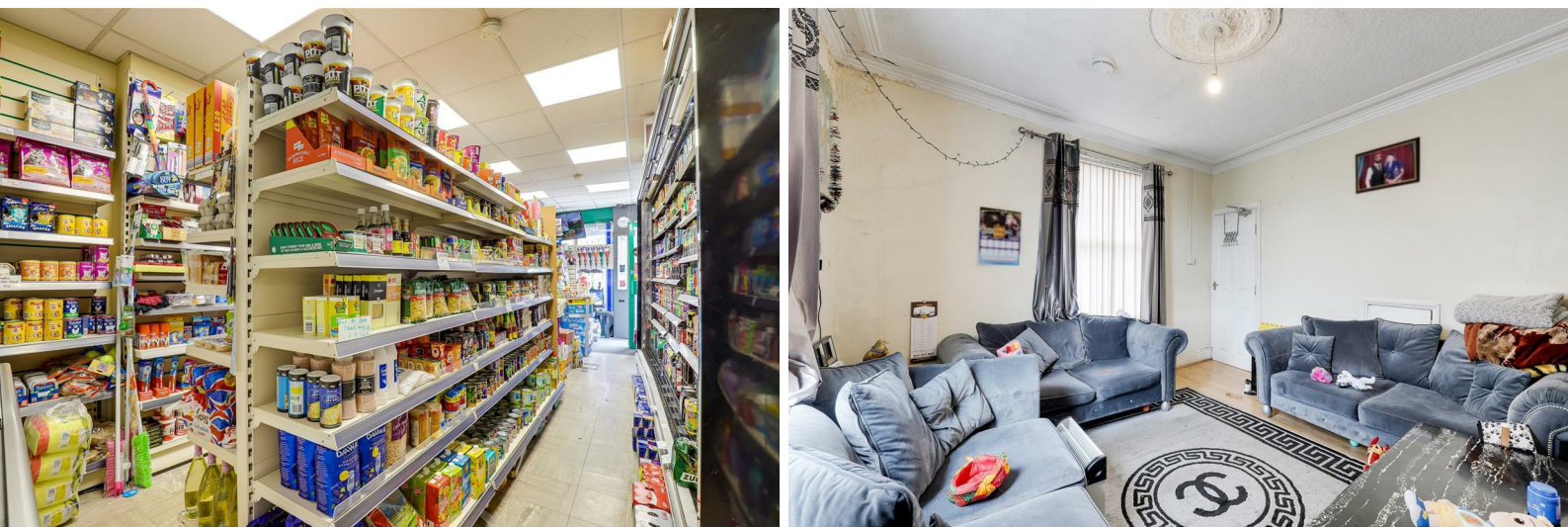
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INVESTMENT OPPORTUNITY...

Situated in a prime location, this commercial shop with a two-bedroom flat above offers an excellent investment opportunity for both new and experienced investors. Conveniently located within close proximity to superb transport links, including tram stops, local amenities and easy access to the City hospital and City Centre, this property is highly desirable. The commercial shop is already generating a gross rental yield of 4.8% and comes with a tenant in situ, ensuring immediate rental income. The shop features a shop front, a fitted kitchen and a bathroom. The spacious two-bedroom flat above, also tenanted, boasts a cozy living room, a fitted kitchen, a bathroom and two bedrooms. The property also includes separate access to the flat, ensuring privacy for the tenants. This well-maintained property, with its strategic location and reliable rental income, is a solid addition to any investment portfolio.

MUST BE VIEWED





- Commercial Unit
- Two Bedroom Flat Above
- Fitted Kitchen In Shop & Flat
- Living Room
- Two Bathroom Suites
- Tenant In Situ
- Great Investment Opportunity
- No Upward Chain
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Shop Front

12'0" x 29'3" (3.67m x 8.93m)

The shop front has shelving, refrigeration units, laminate tile flooring, lighting, CCTV, a counter, UPVC double-glazed windows to the front elevation and a UPVC single door providing access into the shop.

Kitchen

10'7" x 13'5" (3.23m x 4.09m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap, partially tiled walls, laminate tile flooring and a UPVC double-glazed window to the rear elevation.

Bathroom

5'1" x 5'10" (1.55m x 1.79m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, laminate tile flooring, partially tiled walls, a towel rail, a radiator, an extractor fan and a UPVC double-glazed window to the rear elevation.

Rear Porch

3'8" x 3'2" (1.14m x 0.97m)

The rear porch has laminate tile flooring and provides access into the shop from the rear.

FIRST FLOOR

Hallway

8'10" x 3'4" (2.71m x 1.04m)

The hallway has laminate flooring, carpeted stairs and a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

Living Room

12'5" x 12'1" (3.81m x 3.69m)

The living room has two UPVC double-glazed windows to the front and side elevation, a radiator, laminate flooring and coving.

Bathroom

7'7" x 7'0" (2.32m x 2.15m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a glass shower screen, tiled flooring and walls, a chrome heated towel rail and an extractor fan.

Kitchen (Flat)

8'9" x 7'10" (2.69m x 2.41m)

The kitchen has a range of shaker style fitted base and wall units with worktops, a stainless steel sink with a drainer, an integrated oven, a gas hob with an extractor fan, space and plumbing for a washing machine, a wall-mounted boiler, partially tiled walls, tiled flooring and a UPVC double-glazed window to the rear elevation.

Hallway

7'4" x 4'5" (2.25m x 1.36m)

The hallway has laminate flooring, a radiator, a UPVC double-glazed window to the side elevation and a single UPVC door providing access into the accommodation.

SECOND FLOOR

Landing

12'7" x 5'4" (3.84m x 1.65m)

The landing has carpeted flooring, access to the boarded loft via a drop-down ladder, a UPVC double-glazed window to the side elevation and provides access to the second floor accommodation.

Master Bedroom

12'6" x 12'0" (3.82m x 3.66m)

The master bedroom has two UPVC double-glazed windows to the front and side elevation, carpeted flooring and a radiator.

Bedroom Two

11'9" x 10'10" (3.60m x 3.31m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator.

OUTSIDE

Front

To the side of the property is on street parking.

Rear

To the rear of the property is a courtyard, a shed and a single wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Rivers & the sea - High risk of flooding

Surface Water - Low risk of flooding

Flood Defenses – No

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.

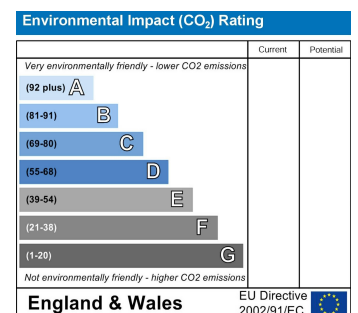
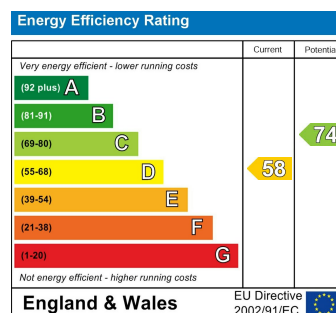
The vendor has advised the following:

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.

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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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