

# HoldenCopley

PREPARE TO BE MOVED

Nuthall Road, Nottingham, Nottinghamshire NG8 5BP

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£280,000

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NO UPWARD CHAIN...

This semi-detached property presents a rare and versatile opportunity, perfectly suited for buyers seeking a combination of commercial premises with comfortable living accommodation. Ideally located in a well-connected area, it is being sold with no upward chain, allowing for a smooth and straightforward purchase. Its layout and flexibility make it an excellent choice for anyone looking to run a business while living on-site. The ground floor comprises a generous shop area to the front, which has previously operated as a successful barbers, providing a ready-made commercial space. Adjacent to the shop is a functional kitchen and two W/Cs, while to the rear there is an additional room that has been used as a beauty room. Both the front and rear spaces offer exceptional versatility, making them suitable for a wide range of business activities or complementary uses. There is also convenient access to the rear of the property, allowing for additional operational flexibility. The first floor is dedicated to self-contained living accommodation, which benefits from a private side entrance, ensuring privacy and separation from the commercial area. This floor features a spacious living room, a fully fitted kitchen, a comfortable double bedroom, and a contemporary three-piece shower room. The living space is well-proportioned and provides all the essentials for modern living, making it an ideal home for a business owner or tenant. Externally, the property offers practical parking arrangements, with space for two vehicles at the front and additional parking at the rear, accommodating both residents and customers.

MUST BE VIEWED





- Commercial Unit With Potential For Residential / Student Accommodation
- One Double Bedroom - One Reception Room - Two Kitchens
- Three-Piece Bathroom Suite
- Two Ground Floor W/C's
- Two Office / Shops
- Ample Off-Street Parking
- No Upward Chain
- Plenty Of Potential
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Shop

20'2" x 18'8" (6.16 x 5.71)

The shop features three UPVC double-glazed windows on the front and side elevations, an in-built cupboard, a pedestal wash basin, a radiator, a vertical radiator, and wood-effect flooring. A door provides access into the shop.

### Kitchen

7'11" x 4'9" (2.42 x 1.46)

The kitchen features fitted base units with worktops and a breakfast bar, complemented by a stainless steel sink with mixer taps and a drainer. A wall-mounted boiler is installed, and vinyl flooring runs throughout. An obscure window to the side elevation provides natural light, and there is direct access to the hallway.

### Hallway

6'5" x 4'4" (1.97 x 1.34)

The hallway features fitted wall units and a breakfast-style worktop, offering both practical storage and a convenient space for meals or tasks. Finished with durable vinyl flooring, the area is easy to maintain and includes a door providing direct access to the rear of the property.

### WC

5'1" x 3'0" (1.57 x 0.93)

This space has an obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin with a tiled splashback, and vinyl flooring.

### WC

5'2" x 3'1" (1.58 x 0.95)

This space has a low level flush W/C, a wall-mounted wash basin, and wood-effect flooring.

### Beauty Room

12'0" x 11'1" (3.68 x 3.38)

The beauty room has a UPVC double glazed window to the rear elevation, recessed spotlights, an air conditioning unit, and wood-effect flooring.

### Entrance Hall

4'1" x 2'10" (1.27 x 0.88)

The entrance hall has carpeted flooring, and a double glazed door providing access to the living accommodation.

## FIRST FLOOR

### Landing

7'2" x 3'11" (2.20 x 1.20)

The landing has a UPVC double glazed window to the side elevation, a wall-mounted heater, carpeted flooring, and access to the first floor accommodation.

### Living Room

13'2" x 11'4" (4.02 x 3.47)

The living has a UPVC double glazed window to the front elevation, a radiator, a TV point, and carpeted flooring.

### Kitchen

9'7" x 8'2" (2.94 x 2.49)

The kitchen features a selection of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, an integrated double oven, electric hob with extractor hood, and space for a fridge freezer. It also includes plumbing for a washing machine, a radiator, tiled splashback, wood-effect flooring, and a UPVC double-glazed window overlooking the rear.

### Bedroom

12'4" x 11'3" (3.78 x 3.43)

The bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wall-units, and carpeted flooring.

### Shower Room

8'2" x 7'1" (2.49 x 2.18)

The shower room features two UPVC double-glazed obscure windows at the front and side, a low-level flush W/C, a pedestal wash basin, and a shower enclosure with a wall-mounted electric shower. It also includes recessed spotlights, a radiator, full-height wall tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is parking for two vehicles, and access to the rear of the property.

### Rear

To the rear of the property is additional parking.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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.

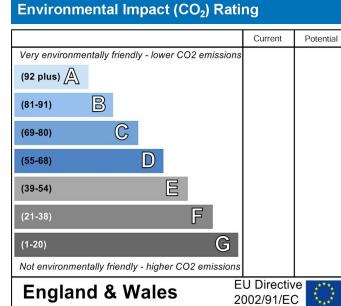
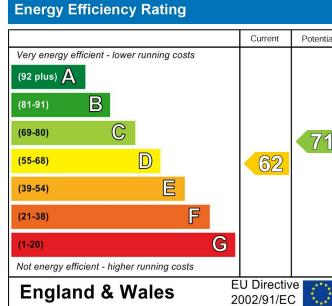
The vendor has advised the following:

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.

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.





**This floorplan is for illustrative purposes only.**

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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