

**K A T T I E
H O M E S**

107A & Shop Mansfield Road, Nottingham, NG1 3FQ

Offers Over £399,000

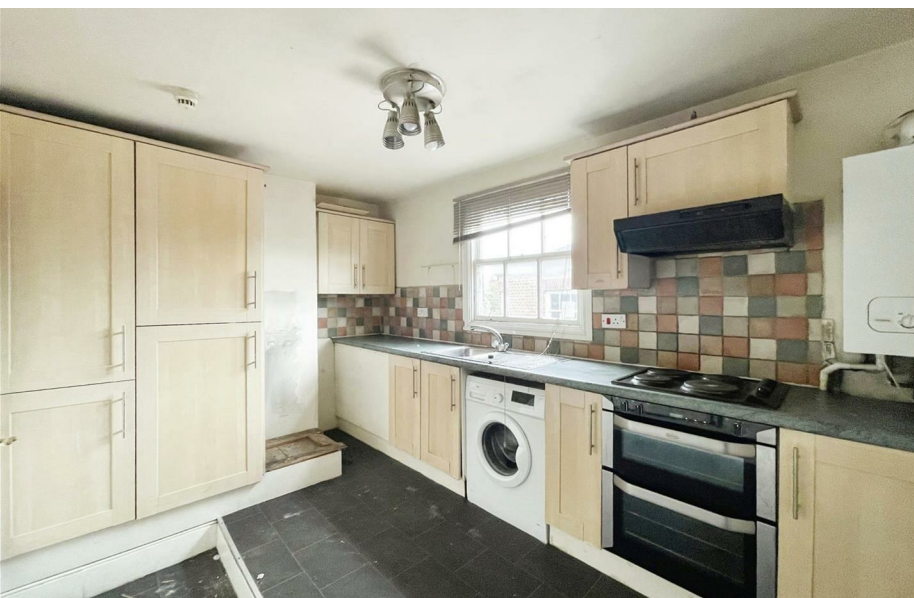
107A & Shop Mansfield Road, Nottingham, NG1 3FQ



OFFERS OVER £399,000

*** NO UPWARD CHAIN * Commercial unit with HMO property above FOR SALE. Income generating commercial unit with lease in place and three bedroom HMO property above.**





- HMO & COMMERCIAL SALE
- THREE BEDROOM HMO
- RENTED COMMERCIAL UNIT
- CITY CENTRE LOCATION
- REQUIRES RENOVATION THROUGHOUT
- HIGH DEMAND RENTAL AREA
- NO UPWARD CHAIN



Overall

For sale, a unique commercial and HMO property situated in the heart of Nottingham city centre. This property presents an excellent opportunity for an investor, particularly due to its high potential mainly due to its location.

The property is in need of renovation to truly maximize its potential. It features three spacious double bedrooms, all providing a comfortable living space with high ceilings that add to the grandeur of the property. There is one kitchen in the property, which, with some attention, could be transformed into a delightful space.

A remarkable feature of this property is the commercial space it includes. This also offers a basement area with various rooms, a WC and a sink, providing a wealth of opportunities for a variety of business ventures.

Located close to public transport links and local amenities, the property offers a convenient lifestyle for potential tenants and businesses. The central location coupled with the unique combination of commercial and residential space truly sets this property apart.

The property boasts an EPC rating of 'D' and falls within council tax band 'A', further enhancing its appeal as an investment opportunity.

In conclusion, this provides a unique investment opportunity with its combined commercial and residential space, high ceilings, and superb location. With a little refurbishment, this property has the potential to be a high-yielding asset for the discerning investor.

Current Income

The HMO property is currently vacant.

The commercial unit has a lease signed until 2029 generating £8,400 per annum.

The potential income for both units (subject to works completed on the HMO) is £33,000 per annum.

Entrance Hall

Entrance hall the the HMO property accessed to the rear of the property and allows access to the HMO property on the first floor (above the commercial unit).

First Floor Landing

Bedroom One

14'9" x 12'11"

Large double bedroom, first floor.

Bedroom Two

13'1" x 8'6"

Double bedroom with large cupboard, first floor.

Second Floor Landing

Bedroom Three

14'9" x 12'11"

Large double bedroom, second floor.

Kitchen

13'1" x 8'6"

fitted kitchen with some space for a small dining table.

Bathroom

6'4" x 5'8"

Three piece bathroom suite.

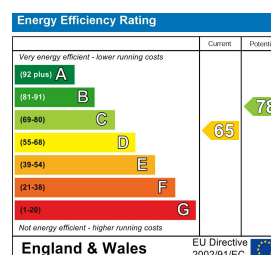
Main Commercial Room

23'3" x 14'9"

The space used for customer facing part of the commercial business.

Commercial Basement Level

Various Rooms and storage areas also including a WC and sink. Perfect for a business office/storage space.





HAPPIER HOME HUNTING



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