



Valley Road  
Carlton, Nottingham NG4 1LT  
**Asking Price £350,000 Freehold**

A MIXED-USED  
COMMERCIAL/RESIDENTIAL PROPERTY  
COMPRISING OF A LARGE GROUND  
FLOOR SHOP & STORAGE UNIT THAT HAS  
PREVIOUSLY BEEN USED AS A FOOD  
TAKEAWAY OUTLET AND A FIRST-FLOOR  
2-BEDROOM APARTMENT.



\*\*\*MIXED-USE DWELLING\*\*\*

Robert Ellis are pleased to bring to the market this unique opportunity! Fronting a busy road in the residential area of Carlton, this prominent building offers a flexible investment with a retail sales area, kitchen and several storage areas on the ground floor, alongside parking to the front and separate driveway and car port to the sides.

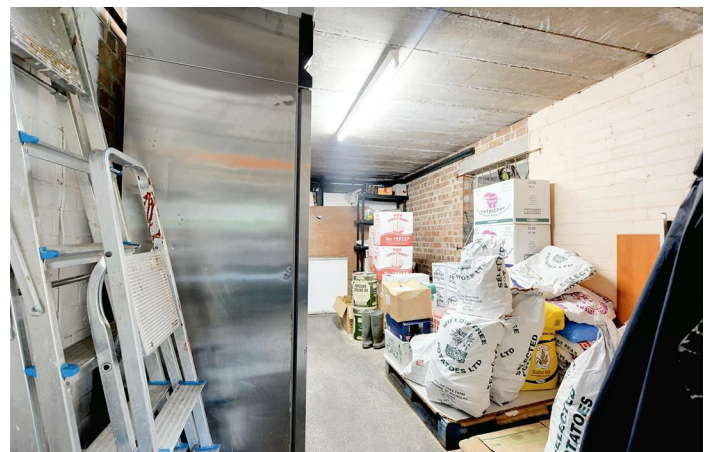
To the first floor there is a TWO-BEDROOM APARTMENT with separate access and a courtyard garden.

The property comprises a freehold unit with the LARGE ground floor retail unit having recently been used as a FOOD TAKEAWAY OUTLET. To the ground floor front elevation, there is the main retail unit whilst, to the rear, there is a lobby leading to a kitchen, ground floor WC and 4 storage rooms including one which could also be utilised as a garage.

The TWO-BEDROOM APARTMENT on the first floor has separate access to the side elevation and has recently been renovated, this comprises an open-plan living/dining area, kitchen, two double bedrooms, family bathroom and separate WC. To the rear of the property there is a good sized tiered garden featuring a raised garden laid to lawn.

The property sits on a corner plot with a large driveway to the front with further driveway and car port to the sides offering scope for further development subject to buyers needs and requirements with relevant building regulations and planning permission approvals.

Contact the office to make your appointment to view this IDEAL INVESTMENT today. Selling with no upward chain.



## Ground Floor: Commerical Unit

### Retail Unit

24'5 × 17'01 approx (7.44m × 5.21m approx)

UPVC double glazed entrance door to the front elevation. UPVC double glazed windows to the front and side elevations. Ceiling light points. Range of counter units. Internal door leading into Lobby

### Lobby

9'01 × 4'03 approx (2.77m × 1.30m approx)

Vanity wash hand basin. Ceiling light point. Internal door leading into Storage Room 1 and Ground Floor WC. Open through to Ground Floor Kitchen and Storage Room 2

### Ground Floor Kitchen

13'09 × 9'08 approx (4.19m × 2.95m approx)

Windows to the rear elevations. Quarry tile flooring. Ceiling light points. Range of fitted kitchen units. Internal door leading into Ground Floor Hallway

### Ground Floor WC

5'08 × 2'05 approx (1.73m × 0.74m approx)

Window to the rear elevation. Wall light point. Low level flush WC

### Storage Room 1

15'06 × 9'04 approx (4.72m × 2.84m approx)

Windows to the side and rear elevations. Internal door leading to Car Port. Open through to Garage / Storage Room 3. Stainless steel and drainer unit with dual heat tap

### Storage Room 2

6'07 × 4'11 approx (2.01m × 1.50m approx)

UPVC double glazed window to the rear elevation. Partially tiled flooring. Wall light point. Water connection points

### Garage / Storage Room 3

17' × 9'06 approx (5.18m × 2.90m approx)

Window to the side elevation. Garage door to the front elevation. Light & Power

### Ground Floor Hallway

6'07 × 10'02 approx (2.01m × 3.10m approx)

UPVC double glazed window to the front elevation. Internal doors leading to Kitchen to Storage Room 4. Access door leading out to the rear garden. Staircase to Residential Accommodation

### Storage Room 4

2'6 × 6'6 approx (0.76m × 1.98m approx)

Window to the rear elevation.

### Council Tax

Local Authority Gedling

Council Tax band A

## First Floor: Residential Accommodation

### Hallway

Loft access hatch. Ceiling light point. Built-in storage cupboard. Internal doors leading into Living Room / Dining Room, Kitchen, Bedroom 1, 2, Family Bathroom and First Floor WC

### Living Room / Dining Room

14'05 × 12'8 approx (4.39m × 3.86m approx)

UPVC double glazed windows to the front and side elevations. Laminate flooring. Wall mounted double radiator. Ceiling light point

### Kitchen

2'8 × 9'03 approx (0.81m × 2.82m approx)

UPVC double glazed window to the side elevation. Stainless steel and drainer unit with dual heat tap. Wall mounted gas central heated combination boiler.

### Bedroom 1

15'8 × 10'5 approx (4.78m × 3.18m approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted double radiator. Ceiling light point

### Bedroom 2

13'11 × 10'5 approx (4.24m × 3.18m approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted double radiator. Ceiling light point

### Family Bathroom

7'06 × 5'08 approx (2.29m × 1.73m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Ceiling light point. Panel bath with dual heat tap and shower attachment above. Pedestal wash hand basin with dual heat tap. Built-in storage cupboard

### First Floor WC

2'8 × 5'02 approx (0.81m × 1.57m approx)

UPVC double glazed window to the side elevation. Ceiling light point. Low level flush WC

### Rear of Property

To the rear of the property there is a good sized tiered garden featuring a raised garden laid to lawn. Trees and fences to the boundaries. Fencing surrounding. Secure gated access to the front of the property.

### Front of Property

The property sits on a corner plot with a large driveway to the front elevation with further driveway and car port to the side elevations offering scope for further development subject to buyers needs and requirements with relevant building regulations and planning permission approvals



Robert Ellis  
ESTATE AGENTS



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.