



Broomhill Road,  
Basford, Nottingham  
NG6 9GW

**£135,000 Freehold**

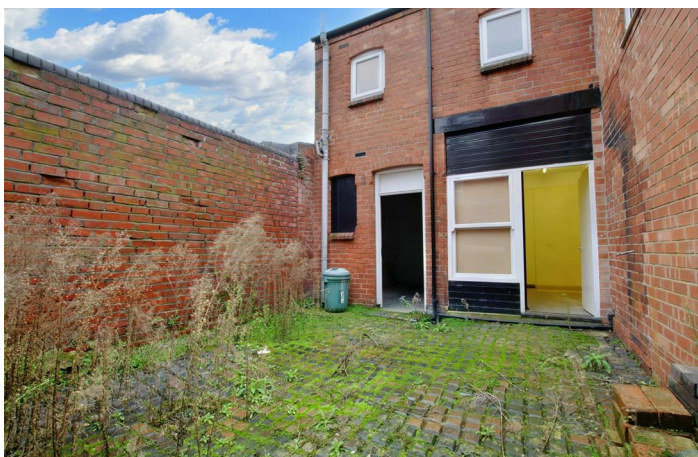


A FREEHOLD COMMERCIAL PROPERTY WITH THE POTENTIAL TO CONVERT INTO A FOUR-BEDROOM DETACHED HOUSE (planning REFERENCE 22/00721/PACPD)

Robert Ellis is pleased to bring to the market this unique opportunity. Located in a residential area of Basford, this prominent building offers a flexible investment with office space over two floors offering the potential to keep it for commercial use, and develop it into a single 4-bedroom dwelling or created a pair of apartments stp.

The property comprises a freehold unit with an entrance hallway, two offices to the ground floor, two further offices to the first floor along with a W/C, kitchen/dining area. To the rear of the property, we have two stores one with a further W/C and a secure yard/parking area. Viewing recommended, selling with no upward chain.

Contact the office to make your appointment to view this IDEAL INVESTMENT today.



### Entrance Hallway

Secure access door to the side, UPVC double glazed window to the side, stairs to the first floor, ceiling light point, meter point, wall mounted radiator, panelled door to:

### Office 1

10'9 x 11'11 approx (3.28m x 3.63m approx)  
UPVC double glazed window to the front, wall mounted radiator, ceiling light point, shelving for storage and door to:

### Office 2

10'8 x 7'8 approx (3.25m x 2.34m approx)  
UPVC double glazed window to the front, wall mounted double radiator, ceiling light point, shelving for additional storage.

### First Floor Landing

UPVC double glazed window to the side, door to communal kitchen.

### Office 3

12'1 x 10'9 approx (3.68m x 3.28m approx)  
UPVC double glazed window to the front, ceiling light point, wall mounted radiator and door to:

### Office 4

11'11 x 11'10 approx (3.63m x 3.61m approx)  
UPVC double glazed windows to the side and rear, wall mounted double radiator, ceiling light point.

### Communal Kitchen

#### Dining Area

11'9 x 17'5 approx (3.58m x 5.31m approx)  
With a range of matching wall and base units incorporating a laminate work surface above, stainless steel sink with hot and cold tap, tiled splashbacks, ceiling light point, laminate flooring to the dining area, wall mounted double radiator, loft access hatch, UPVC double glazed window to the side, panelled door to:

#### w.c.

9'2 x 5'8 approx (2.79m x 1.73m approx)  
UPVC double glazed window to the side, low flush w.c., pedestal wash hand basin, wall mounted double radiator, ceiling light point.

### Outside

The property sits back from the road with a small low maintenance gravelled garden to the front, stone wall, driveway to the side providing secure gated access to the yard at the rear. Doors from the yard leading to a store.

### Store/Office 5

12' x 9'9 approx (3.66m x 2.97m approx)  
Secure access door to the side, wall mounted radiator, ceiling light point, panelled door to:

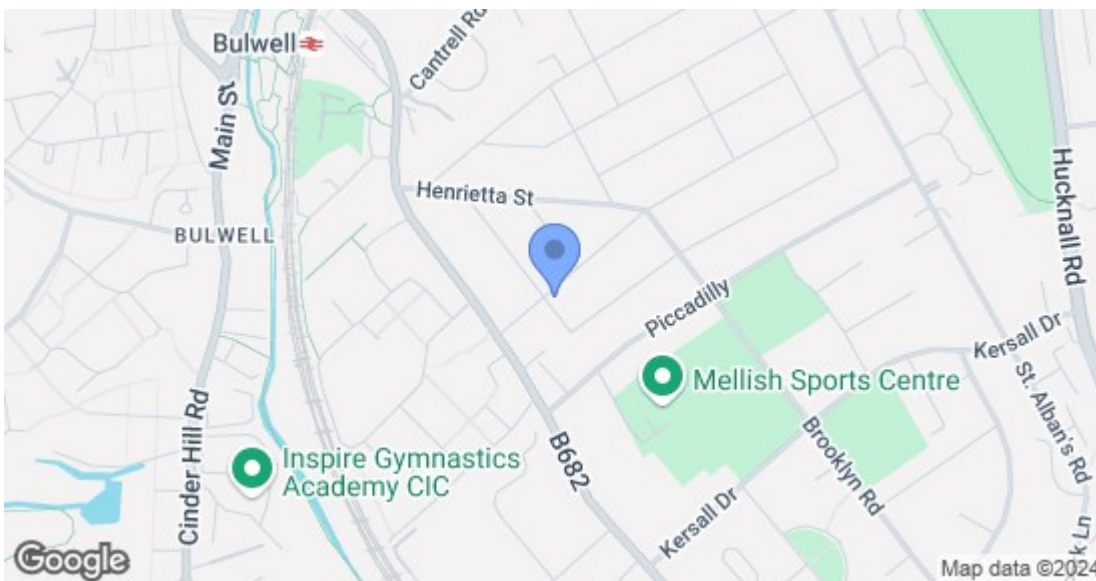
#### w.c.

6'9 x 3'2 approx (2.06m x 0.97m approx)  
Low flush w.c., vanity wash hand basin, ceiling light point.

### Store/Office 6

12' x 7'6 approx (3.66m x 2.29m approx)  
Secure access door to the front. Currently being used as storage space.





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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.