

HoldenCopley

PREPARE TO BE MOVED

Carlton Road, Sneinton, Nottinghamshire NG3 2DG

Guide Price £550,000

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GUIDE PRICE: £550,000 - £600,000

MIXED RETAIL & OFFICE SPACE, WITH RESIDENTIAL PLANNING PERMISSION FOR MULTIPLE SELF-CONTAINED FLATS AND HOUSE, ALONGSIDE DEVELOPMENT POTENTIAL...

This substantial building presents a prime investment opportunity with its expansive accommodation spread across three floors, boasting approved planning for four flats and outlined planning for an additional two. A significant portion of the recently completed and upcoming developments is designated for student accommodation, which is high in demand. This property offers strong potential for future development, making it an attractive option for investors seeking a mix of commercial and residential rental income. Inside, the property features a versatile layout that includes various offices, warehouses, and shop fronts, as well as a self-contained flat. This configuration provides ample space for multiple business operations while also offering residential possibilities through permitted development. To the rear on Longden Street is a block-paved courtyard with an automated gated entrance, complemented by a separate pedestrian gate, ensuring security and convenience. Located just one street from the NG1 postcode, this property is a short walk from Nottingham City Centre, providing an abundance of shopping, dining, and entertainment options. Additionally, it benefits from excellent commuting links, including the nearby Nottingham train station & tram station enhancing its appeal for both commercial and residential tenants. This combination of location, versatility, and development potential makes it a standout opportunity for astute investors.

MUST BE VIEWED





- Commercial Unit With Potential For Residential / Student Accommodation
- Two Bedrooms - One Reception Room - Three Kitchens
- Two Bathrooms & Ground Floor W/C - Large Cellar
- Ten Offices - Two Warehouses - Two Store Rooms
- Plans Approved For Residential Flats
- Plans Approved For Three Bedroom Town House
- Off-Road & On-Street Parking Available
- Plenty Of Potential
- Prime City Centre Location
- Great Investment Opportunity





GROUND FLOOR

Shop Front 23

27'11" x 13'10" (8.51m x 4.24m)

The shop has hardware flooring, ceiling coving, two windows to the front elevation and a single door providing access into the shop.

Shop Front 25

20'5" x 14'2" (6.24m x 4.32m)

The shop has laminate wood-effect flooring, two windows to the front elevation and a single door providing access into the shop.

Shop Kitchen 23

9'7" x 13'4" (2.94m x 4.07m)

The kitchen has fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a swan neck mixer tap, laminate wood-effect flooring and access to the cellar.

WC

5'8" x 4'4" (1.74m x 1.33m)

This space has a low level dual flush W/C, a pedestal wash basin and tiled flooring.

Shop Kitchen 25

7'9" x 14'1" (2.37m x 4.31m)

The kitchen has a fitted base units with rolled-edge worktop, a stainless steel sink with a mixer tap and laminate wood-effect flooring.

Hall

2'7" x 13'4" (0.79m x 4.07m)

The hall has tiled flooring.

Warehouse One

12'5" x 23'5" (3.78m x 7.14m)

The warehouse has exposed flooring & tiled flooring, a radiator, three windows to the side elevation and double doors providing access to the rear.

Warehouse Two

12'7" x 3'8" (3.86m x 1.13m)

The warehouse has carpeted tiled flooring, two radiators, three Velux windows and double doors providing access to the rear.

Hall

7'4" x 2'9" (2.25m x 0.84m)

The hall has tiled flooring and a single door providing access to the rear.

Office

7'6" x 9'1" (2.30m x 2.77m)

The office has tiled flooring.

Store Two

12'2" x 5'11" (3.73m x 1.82m)

The tiled flooring, two radiators and a single door providing access to the rear

Hall

6'4" x 3'1" (1.95m x 0.95m)

The hall has laminate wood-effect flooring.

Store

6'9" x 5'5" (2.06m x 1.67m)

The store room has laminate wood-effect flooring.

Shower Room

3'10" x 6'0" (1.19m x 1.83m)

The shower room has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an electric shower fixture, waterproof panels, tiled flooring and a skylight window.

FIRST FLOOR

Landing

6'2" x 5'3" (1.88m x 1.61m)

The landing has carpeted flooring.

Corridor

4'3" x 8'4" (1.32m x 2.55m)

The corridor has carpeted flooring.

Room Five

14'2" x 16'1" (4.34m x 4.91m)

The fifth room has carpeted tiled flooring, two radiators, ceiling coving and two windows to the front elevation.

Room Six

14'1" x 12'2" (4.31m x 3.72m)

The sixth room has exposed flooring, a radiator, a window to the rear elevation and a single door providing access to the rear.

Room Seven

15'1" x 14'0" (4.62m x 4.27m)

The seventh room has carpeted flooring, ceiling coving and two windows to the front elevation.

Room Eight

10'4" x 7'4" (3.15m x 2.24m)

The eighth room has carpeted flooring and a radiator.

Room Nine

12'6" x 14'0" (3.83m x 4.29m)

The ninth room has exposed flooring, a window to the side elevation and a single door providing access to the rear.

Kitchen

6'10" x 6'3" (2.09m x 1.92m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless sink with a drainer and a swan neck mixer tap, recessed spotlights, a wall-mounted electric heater, laminate wood-effect flooring and window to the side elevation.

Living Room

12'0" x 15'11" (3.67m x 4.87m)

The living room has exposed flooring, recessed spotlights, wall-mounted electric heaters and two windows to the side elevation.

Master Bedroom

12'0" x 9'5" (3.66m x 2.89m)

The main bedroom has exposed flooring, recessed spotlights, a wall-mounted electric heater and a window to the side elevation.

Bedroom Two

8'8" x 7'3" (2.65m x 2.23m)

The second bedroom has exposed flooring, a wall-mounted electric heater and a window to the side elevation.

Bathroom

5'4" x 6'6" (1.65m x 2.00m)

The bathroom has plumbing for the bathroom to be installed.

SECOND FLOOR

Room One

13'11" x 15'4" (4.25m x 4.68m)

The first room has tiled carpeted flooring, two radiators and two windows to the front elevation.

Room Two

13'11" x 11'7" (4.24m x 3.53m)

The second room has tiled carpeted flooring, a radiator and two windows to the rear elevation.

Room Three

14'3" x 16'5" (4.35m x 5.02m)

The third room has exposed flooring, two radiators and two windows to the front elevation.

Room Four

14'2" x 12'0" (4.33m x 3.66m)

The fourth room has exposed flooring, a radiator and two windows to the rear

BASEMENT

Cellar One

27'1" x 14'0" (8.27m x 4.29m)

The cellar has courtesy lighting and power supply.

Cellar Two

5'9" x 8'7" (1.77m x 2.62m)

The second cellar has courtesy lighting.

OUTSIDE

To the rear is gated access to off-road parking for multiple cars.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band TBC

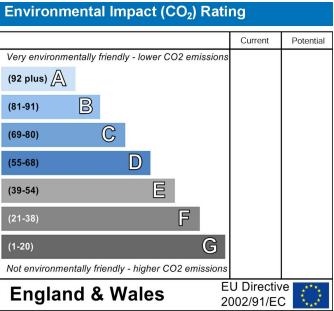
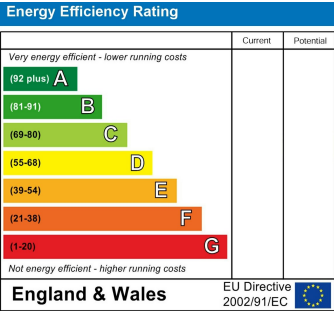
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The vendor has advised the following:
Property Tenure is Freehold

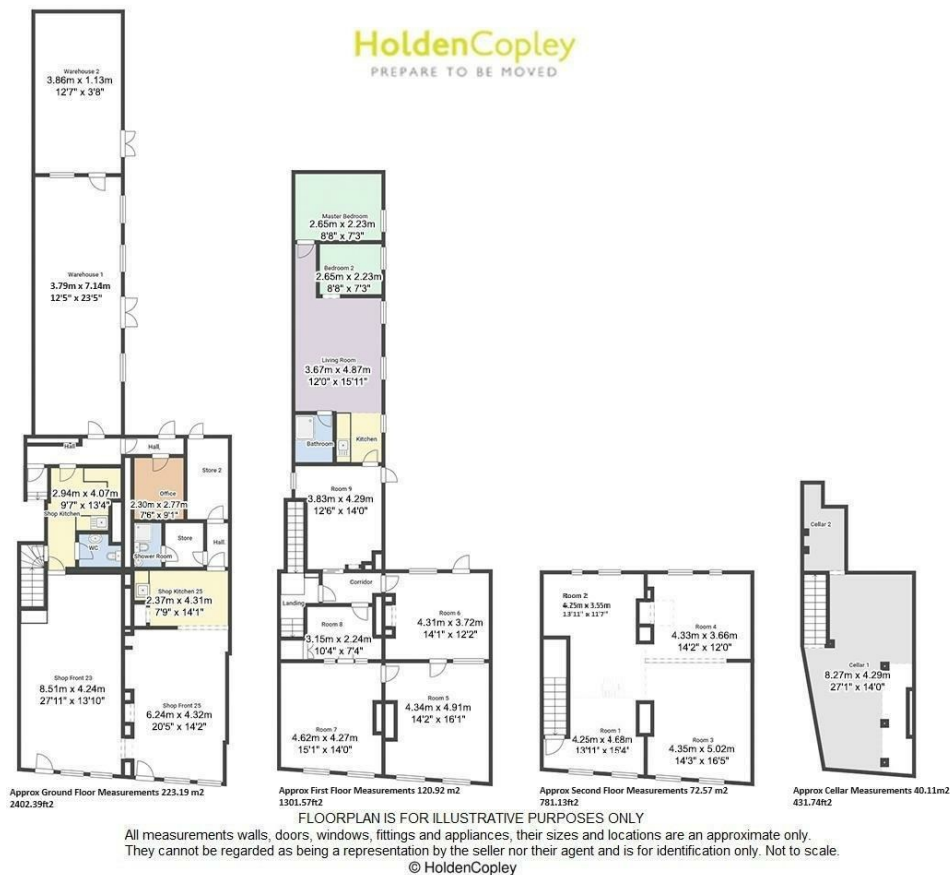
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