

Nottinghamshire Commercial Portfolio Investment Opportunity



Prime Real Estate Investment £POA

We are excited to present this exclusive property portfolio in Nottinghamshire, one of the UK's fastest-growing regions with high demand for commercial properties. This portfolio offers a unique opportunity for investors to generate substantial income from well-established assets.

Five residential properties with a total of 11 bedrooms

Six commercial properties

Investment Overview

- **5 residential** properties with a total of 11 bedrooms
- **6 commercial** properties
- **Portfolio management:** Free for the first three months to ensure a smooth transition with an option to continue at a fee.
- **Strong Rental Market:** Nottinghamshire’s rental market thrives due to its diverse economy, vibrant student life, and excellent transport links, ensuring high demand.
- **Proven Track Record:** This portfolio boasts high occupancy rates with a stable income, and well-maintained properties, ensuring a strong, reliable return on investment.
- **Growth Potential:** Nottinghamshire’s urban regeneration projects and booming tech and industrial sectors are pushing up property values and driving demand.
- **Commuter Links:** Nottinghamshire offers excellent transport links to London, Birmingham, and other major cities, making it an attractive location for businesses and commuters.
- **Finance:** Can be sourced subject to lenders' terms and conditions.

Property Schedule

| Property Address | Property type | Monthly Rental Income | Bedroom |
|---------------------------------|-----------------------------------|-----------------------|---------|
| 26 Main Road NG4 3HN | Commercial | 900 | 0 |
| 7 & 7A Victoria Road NG4 2LA | Semi-commercial – Retail/Flat HMO | 1900 | 3 |
| 3 & 3A Sherwood Street NG20 0JP | Semi-commercial – Retail/Flat | 1300 | 3 |
| 4 & 4A Patchwork Row NG20 8AL | Semi-commercial – Retail/Flat HMO | 1300 | 2 |
| 54 & 54A Marsh Street ST1 1JD | Semi-commercial – Retail/Flat | 800 | 2 |
| 64 & 64A Gateford Road S80 1EB | Semi-commercial – Retail/Flat | 1000 | 1 |
| Totals | | 7200 | 11 |
| Yearly | | £86,400 | |



Property 1

26 Main Road

NG4 3HN

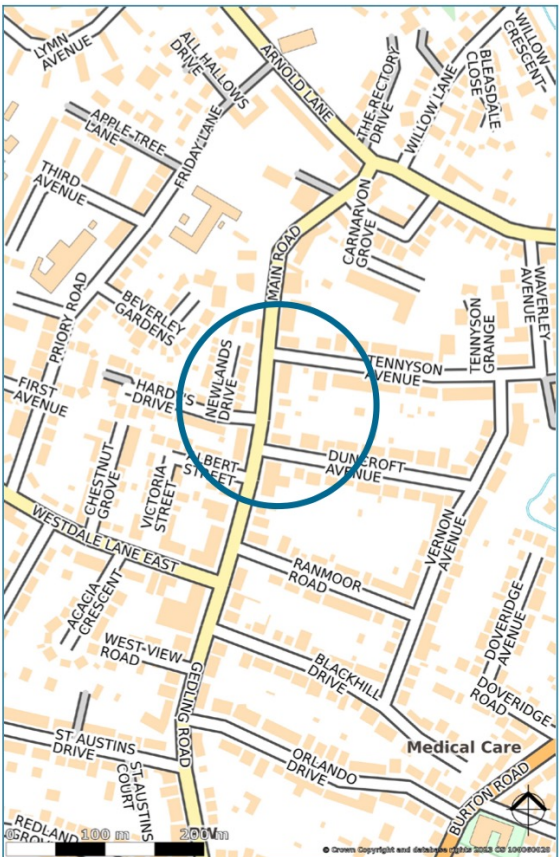
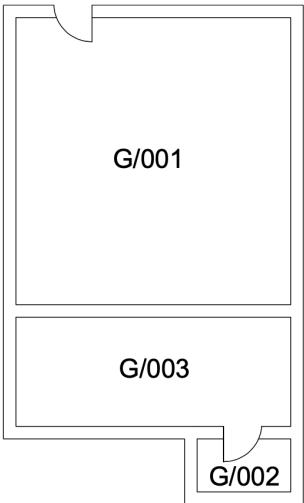
This single-storey commercial property is located on Main Road in the charming village of Gedling, on the outskirts of Nottingham. Gedling is known for its village feel while still being close to the amenities of Nottingham city.



Property features

This commercial property is tertiary retail in nature. It has been home to a variety of businesses and is currently operating as a dog grooming salon. It features a primary reception room, a kitchen area and a toilet. There is also a courtyard to the rear of the property which connects to the convenient side access. To the front of the property there is room for two parking spaces.

Gedling is well connected by road, with the A612 providing easy access to Nottingham city centre and nearby suburbs. Public transport, including buses, offers convenient links to Nottingham and surrounding areas via the B686 Burton Road/Carlton Hill, which provides access to Carlton Centre, located within a quarter-mile of the property. The B686 also links directly with Nottingham City Centre, which is located approximately four miles southwest of the property.



| Ground Floor | m ² | ft ² |
|-------------------------|----------------------|---------------------|
| Office | 29.81 | 321 |
| Kitchen | 5.92 | 64 |
| W/C | - | - |
| Total Ground Floor Area | 35.73 m ² | 385 ft ² |

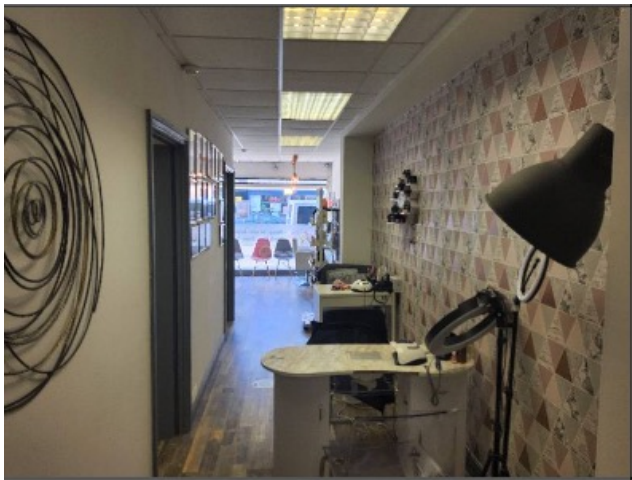


Property 2

7 Victoria Road

NG4 2LA

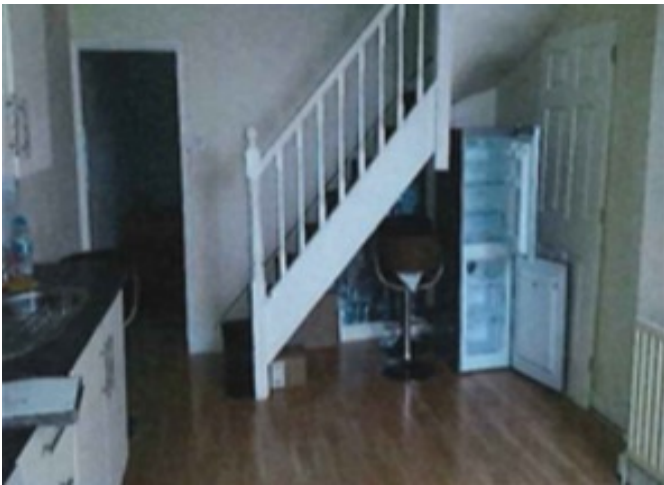
This semi-commercial property has a ground floor shop frontage to Victoria Road and a three-bedroom HMO flat above, in the centre of Netherfield, both with new long-term leases and both generating separate incomes.



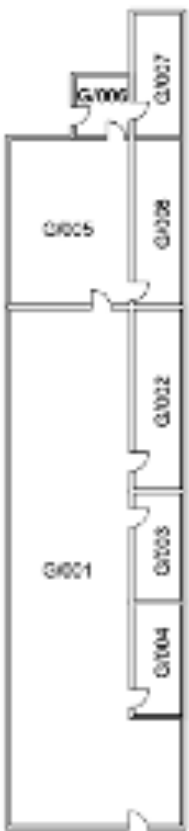
Property features

The commercial property has been operating as a beauty salon since 2018 and has a reception area, three treatment rooms, a kitchen, W/C and separate storage room.

The upstairs flat comprises of three generously sized double bedrooms, kitchen-diner, bathroom and a separate W/C. The flat roof has just been upgraded and comes with a 10-year guarantee. Limited on-street parking is available along Victoria Road. Two-hour, free local authority car parking is also available directly across the road.



Netherfield is situated off the A612, considered one of the main arterial routes from Nottingham to the east. It is approximately 5 miles from Nottingham City Centre. Over the years, Netherfield has undergone significant improvements, with new paving and a part one-way road system through the town.



| Ground Floor | m ² | ft ² |
|---|-----------------------|-----------------------|
| Retail | 43.98 | 473 |
| Kitchen, store and office | 9.72 | 105 |
| W/C | - | - |
| Total Ground Floor Area | 53.70 | 578 |
| First Floor | m ² | ft ² |
| 1F Hallway | 13.70 | 147 |
| 1F Bedroom | 16.90 | 182 |
| 1F Kitchen | 6.45 | 69 |
| 1F Bathroom | 4.39 | 47 |
| 2F Bedroom | 15.40 | 166 |
| 2F Landing | 6.30 | 68 |
| 2F Bedroom | 10.41 | 112 |
| Total Residential | 73.55 m ² | 791 ft ² |
| Total Floor Area | 127.25 m ² | 1,369 ft ² |
| Residential Floor Areas as a % of the whole | 57.78% | |



Property 3

3 & 3A Sherwood Street

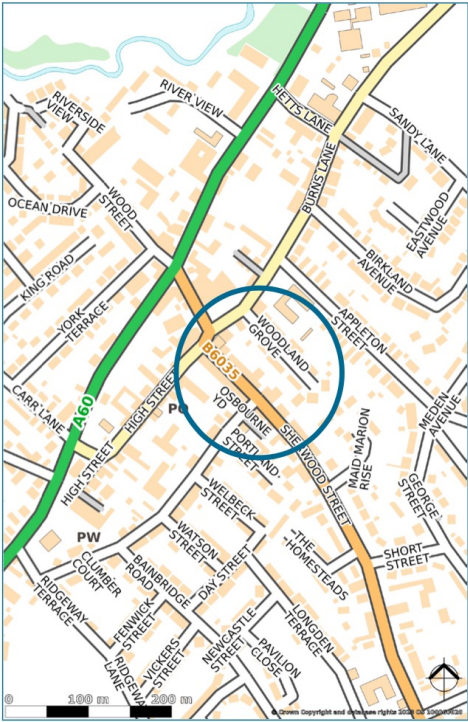
NG20 0JP

This commercial property is situated on Sherwood Street in Warsop, a small town within the Mansfield district of Nottinghamshire. Warsop is close to Mansfield Woodhouse and has a strong community feel with a blend of residential and commercial areas.



Property features

Currently operating as two separate beauty salons over two floors, which have been trading for the last 5 years. The downstairs features a spacious reception area and two treatment rooms, a kitchen, a W/C and a storage room. Upstairs has its own separate entrance and has three treatment rooms, a kitchen area and a W/C.



The town centre of Market Warsop is situated approximately 1/4 mile to the northwest of the property, with Mansfield town centre located approximately 5 miles to the south and Worksop located approximately 11 miles to the north. Junction 29 of the M1 Motorway is within 8 miles distance via the A617. The A617 provides access to the A60, linking with Nottingham City.

| Ground Floor | m² | ft² |
|-------------------------|----------|---------|
| Retail | 51.84 | 558 |
| Kitchen | 3.82 | 41 |
| W/C | - | - |
| Storage | 5.65 | 61 |
| Total Ground Floor Area | 61.31 m² | 660 ft² |

| First Floor | m² | ft² |
|--------------------------|----------|---------|
| Entrance to Ground Floor | 11.63 | 125 |
| Kitchen | 43.81 | 471 |
| Bathroom | | |
| Bedroom x 2 | | |
| Total Residential | 55.44 m² | 596 ft² |

| | | |
|--------------------------|-----------|-----------|
| Total Overall Floor Area | 116.75 m² | 1,256 ft² |
|--------------------------|-----------|-----------|



Property 4

4 Patchwork Row

NG20 8AL

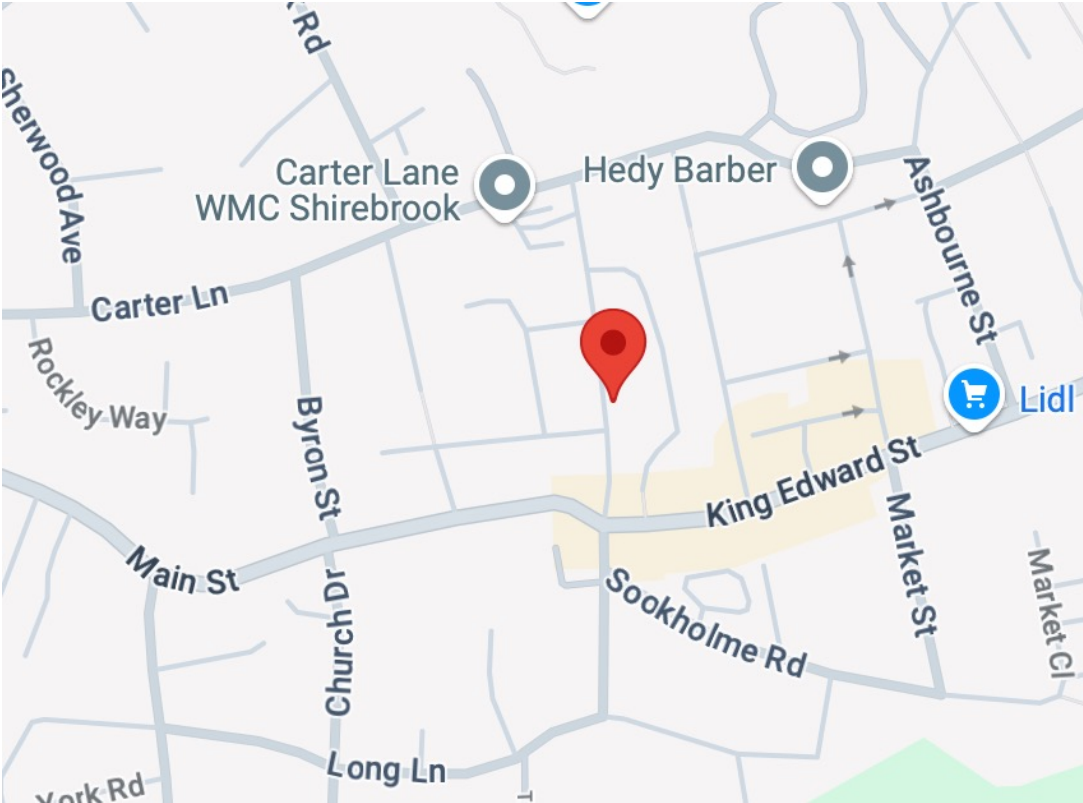
Situated in Shirebrook, a former mining town located in the Bolsover district of Derbyshire, close to the Nottinghamshire border. This property comprises of a ground floor retail space and a two storey 2 bed flat.

Property features

On the ground floor the front of the property is a spacious ground floor retail space with a kitchen area and W/C. To the rear of the property the two storey flat has its own separate entrance and has a kitchen-diner, two double bedrooms each with its own ensuite.



Shirebrook is a former mining town that has transformed in recent years. It has a mix of residential areas and industrial developments. It's located in the Bolsover district of Derbyshire and lies close to the Nottinghamshire border. Shirebrook has several amenities, including local shops, schools, and community services. Patchwork Row is one of the main streets in Shirebrook. It is centrally located, making it accessible to various services within the town. Local shops, cafes, and other small businesses serve both residents and visitors. Close by are the Sports Direct and Amazon warehouses, making this area ideal for renters.



Shirebrook benefits from good transport connections. The A616 and A60 roads are nearby, providing easy access to Mansfield and the surrounding areas. Shirebrook also has a train station offering services to Mansfield and Worksop.

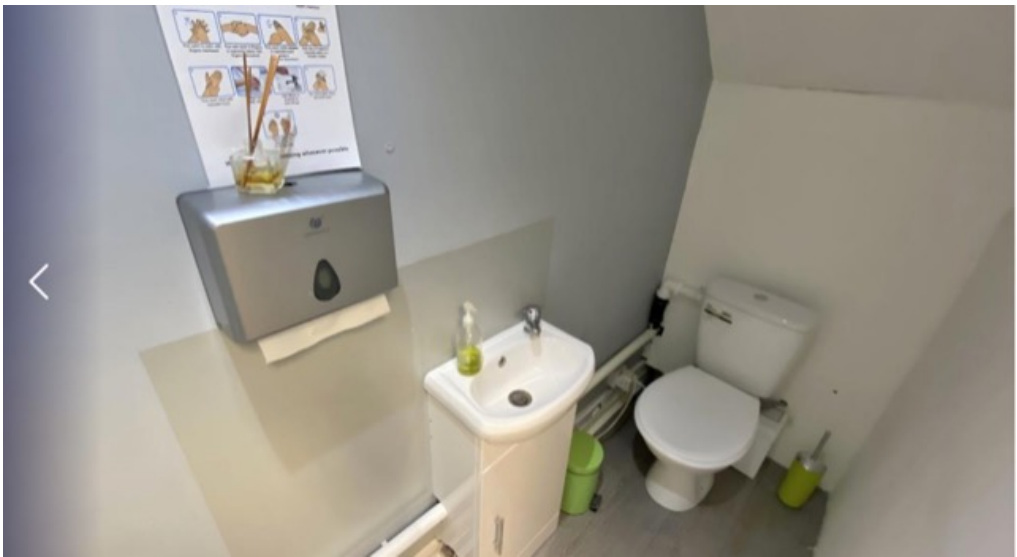
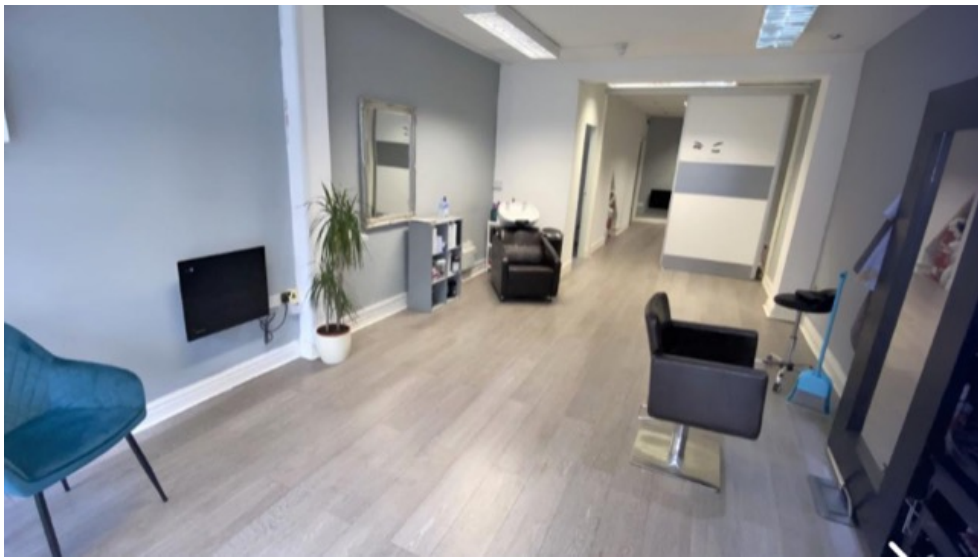


Property 5

54 Marsh Street South

ST1 1JD

This property, located on Marsh Street South in the city centre of Stoke-on-Trent, Staffordshire, includes a ground floor shop and a separate 2 bed flat, both generating two separate income streams. These properties have new leases in place, with long terms remaining, ensuring continued rental income stability for the future.



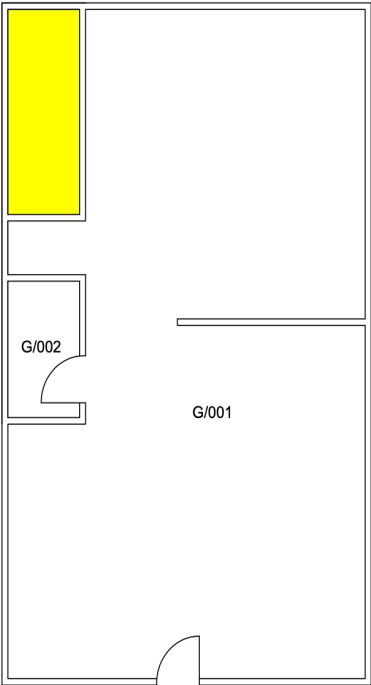
Property features

The ground-floor retail space has a large reception area, kitchen, and W/C. A separate entrance leads to the first-floor flat, which has a kitchen, dining area, two bedrooms, and a bathroom.



Stoke-on-Trent is known for its rich industrial heritage, particularly in pottery, and has since developed into a key city with growing commercial and residential sectors.

The area benefits from excellent transport links. Stoke-on-Trent Railway Station is nearby, offering Manchester, Birmingham, Nottingham and London services. The city also has easy access to the M6 and A50, making it ideal for commuters.





Property 6

64 & 64A Gateford Road

S80 1EB

Located in Worksop, a market town in the Bassetlaw district of Nottinghamshire, this property comprises of a ground floor retail space and a separate first floor studio flat.

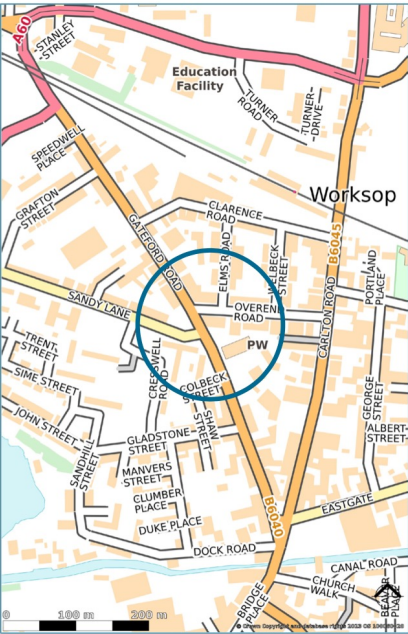


Property features

The ground floor barber shop has been trading successfully since 2021. It has built a solid reputation for quality grooming services in the local community, attracting a loyal customer base. The shop benefits from a large reception area, a kitchen area and a W/C. A separate entrance leads to the well-equipped studio flat with spacious kitchen and bathroom.



Gateford Road is just north of the main centre of Worksop and is near the A60 Worksop Bypass. Worksop is approximately 30 miles north of Nottingham City Centre, and access to junction 30 of the M1 motorway is approximately 6 miles west of Worksop town centre. It lies on the A57 with links to the A1, M1, and A60, allowing goods to be easily transported into and out of the area, closely situated to Sheffield and Doncaster. The town also has a train station connecting Sheffield, Lincoln, and Retford, providing convenient rail links.



| Ground Floor | m² | ft² |
|---|----------|---------|
| Retail | 29.01 | 312 |
| First Floor – Flat 62A | m² | ft² |
| Living Room | 23.74 | 255 |
| Kitchen | | |
| Shower Room | | |
| Bedroom | | |
| Total Overall Floor Area | 52.75 m² | 567 ft² |
| Residential Floor Areas as a % of the whole | 44.97% | |

SALES PROCESS TIMELINE

PHASE 1

Enquiry: Initial contact or request for more information about the properties.

PHASE 2

Proof of Funds: The buyer provides evidence of their financial capability to proceed with the purchase.

PHASE 3

Best and Final Offers: Collecting the final offers from interested buyers after negotiations or viewings.

PHASE 4

Viewings: Arranging property viewings from interested buyers.

PHASE 5

Best and Final Offers: Collecting the final offers from interested buyers after negotiations or viewings.

PHASE 6

Exchange and Completion: Formal exchange of contracts and finalising the sale, with the property ownership transferred to the buyer.

PHASE 7

Solicitors: Legal representatives are involved in handling contracts and ensuring all legal procedures are followed.

62a, Gateford Road
WORKSOP
S80 1EB

Energy rating

D

Valid until

15 October 2029

Certificate number

9969-2875-7303-9291-8155

54a Marsh Street South
STOKE-ON-TRENT
ST1 1JD

Energy rating

E

Valid until

6 March 2030

Certificate number

0738-8093-7267-6590-5284

3 Sherwood Street
Warsop
MANSFIELD
NG20 0JP

Energy rating

D

Valid until

24 August 2027

Certificate number

0940-0533-1139-4328-0006

4A Patchwork Row
Shirebrook
NG20 8AL

Energy rating

E

Valid until

21 January 2031

Certificate number

4959-3529-5000-0271-0292

7A VICTORIA ROAD
NETHERFIELD
NG4 2LA

Energy rating

D

Valid until

12 April 2031

Certificate number

0120-2412-3040-2299-6345

7, Victoria Road
Netherfield
NOTTINGHAM
NG4 2LA

Energy rating

D

Valid until

16 March 2033

Certificate number

4458-9073-6935-9550-6000

26, Main Road
Gedling
NOTTINGHAM
NG4 3HN

Energy rating

E

Valid until

11 January 2027

Certificate number

0950-0833-0359-0099-2002

3a Sherwood Street
Warsop
MANSFIELD
NG20 0JP

Energy rating

E

Valid until

4 March 2030

Certificate number

0858-0007-7277-6190-4284

4, Patchwork Row
Shirebrook
MANSFIELD
NG20 8AL

Energy rating

E

Valid until

29 July 2030

Certificate number

2370-3003-0706-0100-0875