



**INVESTMENT
PROPERTY**
NOTTINGHAM, NG7
Ref: 22AB302

**3 X RETAIL UNITS - GF
10 X FLATS - 1ST FLR**

£ Available Upon Application

OTO

Tel: 0208 004 6499





340 – 348 Radford Road, Radford, Nottingham, NG7 5GQ

**3x Commercial Retail Units
+ 10x 1-Bed Apartments**

Description

RB Gates are pleased to present this fantastic opportunity to purchase this magnificent three-storey investment property comprising of three ground floor retail units (one of which is a triple corner unit) with ten flats above on floors one and two. The residential accommodation is accessed from the rear of the property via an accessway off Belton Street.

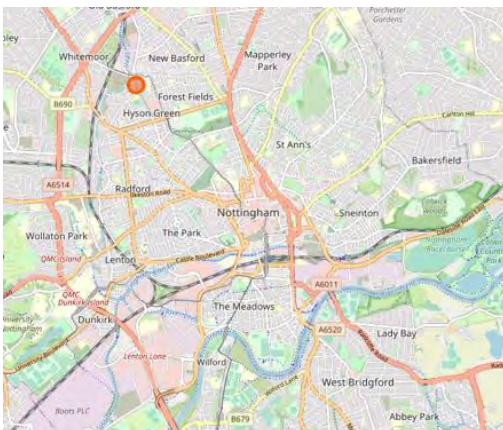
Business Rates

This is not the amount you will pay. For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council

| Address | Link | Current Rateable Value (01/08/2017 – Present) |
|--------------------|-----------------------------|---|
| Radford Rd NG7 5GQ | | |
| 340 Radford Rd | 11210622000 | £9,400 |
| 342-344 Radford Rd | 11210623000 | £18,000 |
| 346 Radford Rd | 10836295000 | £8,000 |
| 348 Radford Rd | 89634037 | £3,850 |

Location

The subject property is situated on the corner of the main Radford Road and Belton Street within Radford approximately 1.5 miles north west from Nottingham City Centre. The premises fronts onto Radford Road however access to the rear is given via Belton Street. The property is located nearby to both Nottingham Trent University and the University of Nottingham, 1.4 miles and 2.4 miles in distance respectively (Source Google Maps).

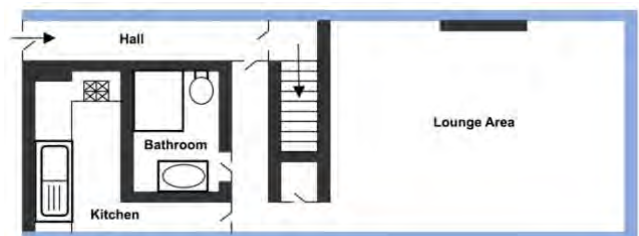


The property benefits from excellent public transport links with a comprehensive bus network together with NET Tram stops at Nottingham High School and The Forest within walking distance. Local occupiers consist of a mixture of independent hot food takeaways, restaurants and retail premises.

Apartments Above

There are 10 Apartments above, each of which comprise of one bedroom, family bathroom, kitchen and lounge.

Eg – Floorplan for Flat 1 - Floorplan For illustrative Purposes Only. Not To Scale. Plan Indicates Property Layout Only © RB Gates 2022



Energy Performance Rating

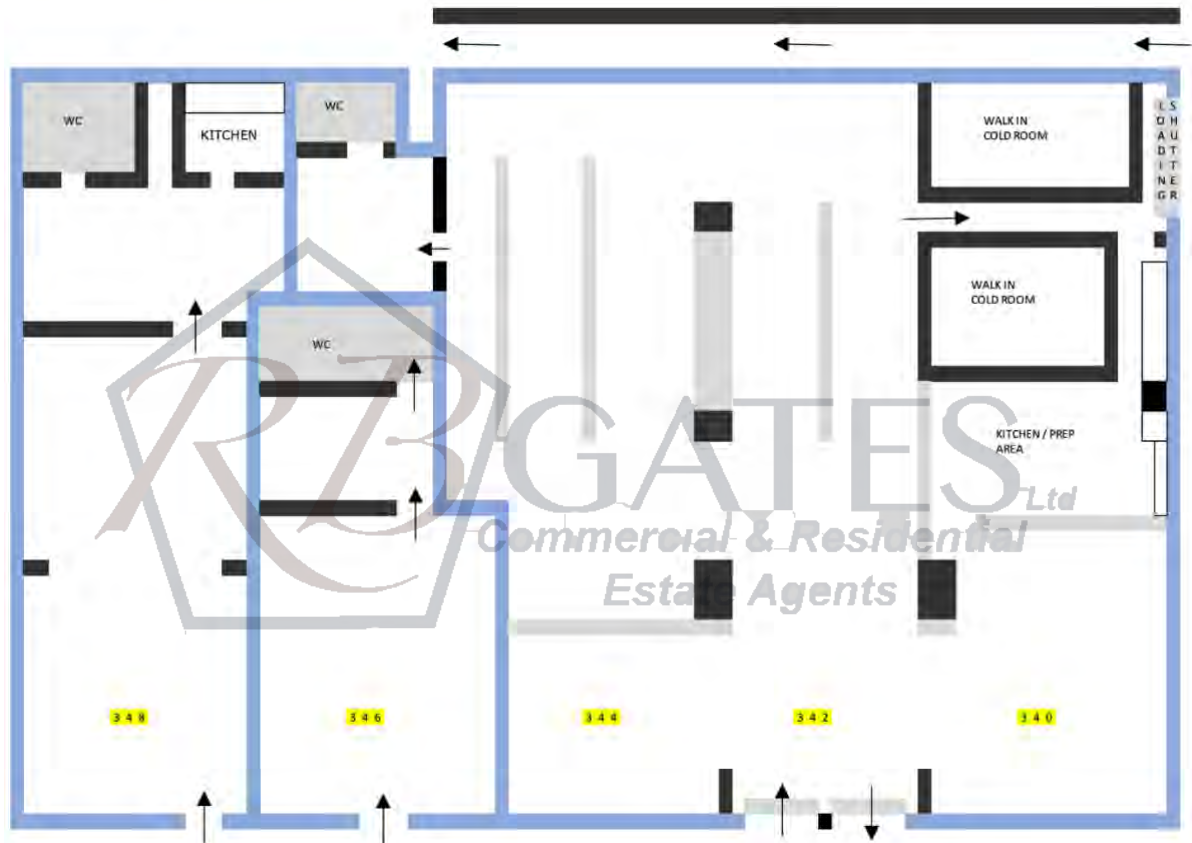
| Address - Radford Road, NG7 5GQ | Energy Rating |
|---------------------------------|---------------|
| 340-344 | TBC |
| 346 | TBC |
| 348 | TBC |
| Flat Above 368 | D |
| Flat 1, 340-346 | D |
| Flat 2, 340-346 | E |
| Flat 3, 340-346 | D |
| Flat 4, 340-346 | D |
| Flat 5, 340-346 | D |
| Flat 6, 340-346 | D |
| Flat 7, 340-346 | E |
| Flat 8, 340-346 | E |

A copy of the Energy Performance Certificate/s is/are available upon request or alternatively on the gov.uk website (<https://www.gov.uk/find-energy-certificate>)

Legal Costs

Each Party will be responsible for their own legal costs incurred in this transaction

Floorplan – For illustrative Purposes Only. Not To Scale. Plan Indicates Property Layout Only © RB Gates 2022



Accommodation - These are approximate room sizes are only intended as a general guideline and are not to be relied upon in any way or form. You must verify the dimensions carefully before ordering any fixtures or fittings whatsoever.

| Flr | Room | m | m | ft | ft | sq. m | sq. ft |
|--|----------------|-----------------------------------|----------|----------|------------|----------------|----------------|
| 340-344 RADFORD ROAD, NOTTINGHAM, NG7 5GQ | | | | | | | |
| G | A1 - RETAIL | 8.12 | x 7.434 | [26.640 | x 24.390] | 60.364 | 649.753 |
| G | A2 - RETAIL | 7.813 | x 12.897 | [25.633 | x 42.313] | 100.764 | 1084.616 |
| G | A3 - RETAIL | 2.049 | x 2.994 | [6.722 | x 9.823] | 6.135 | 66.033 |
| G | A4 - RETAIL | 9.903 | x 2.594 | [32.490 | x 8.510] | 25.688 | 276.507 |
| G | A5 - OFFICE | 3.698 | x 4.233 | [12.133 | x 13.888] | 15.654 | 168.494 |
| G | A5 - WC | 1.2 | x 1.744 | [3.937 | x 5.722] | 2.093 | 22.527 |
| G | B1 - BUTCHERY | 7.17 | x 4.537 | [23.524 | x 14.885] | 32.530 | 350.153 |
| G | B2 - PREP | 6.521 | x 5.032 | [21.394 | x 16.509] | 32.814 | 353.203 |
| G | B3 - REAR AREA | 6.234 | x 3.967 | [20.453 | x 13.015] | 24.730 | 266.194 |
| 346 RADFORD ROAD, NOTTINGHAM, NG7 5GQ | | | | | | | |
| G | C1 - RETAIL | 6.877 | x 4.099 | [22.562 | x 13.448] | 28.189 | 303.422 |
| G | C2 - STORAGE | 1.195 | x 1.789 | [3.921 | x 5.869] | 2.138 | 23.012 |
| G | C3 - WC | 1.806 | x 1.326 | [5.925 | x 4.350] | 2.395 | 25.777 |
| 348 RADFORD ROAD, NOTTINGHAM, NG7 5GQ | | | | | | | |
| G | D1 - RETAIL | 4.715 | x 3.725 | [15.469 | x 12.221] | 17.563 | 189.050 |
| G | D2 - RETAIL | 4.889 | x 3.725 | [16.040 | x 12.221] | 18.212 | 196.027 |
| G | D3 - STORAGE | 4.265 | x 2.978 | [13.993 | x 9.770] | 12.701 | 136.714 |
| G | D4 - WC | 1.056 | x 1.707 | [3.465 | x 5.600] | 1.803 | 19.403 |
| G | D5 - KITCHEN | 2.176 | x 1.702 | [7.139 | x 5.584] | 3.704 | 39.865 |
| G | D6 - STORAGE | 0.733 | x 1.703 | [2.405 | x 5.587] | 1.248 | 13.437 |
| Total GIA | | | | | | 388.724 | 4184.19 |
| G | 340-344 | RADFORD ROAD, NOTTINGHAM, NG7 5GQ | | | | 300.772 | 3237.481 |
| G | 346 | RADFORD ROAD, NOTTINGHAM, NG7 5GQ | | | | 32.721 | 352.210 |
| G | 348 | RADFORD ROAD, NOTTINGHAM, NG7 5GQ | | | | 55.231 | 594.496 |
| Total GIA | | | | | | 388.724 | 4184.19 |



Rental Information Provided by Vendor – *Property Sales Disclaimer Terms & Conditions Apply*

All information provided in this document has been supplied and signed by the vendor as VALIDATED. It is on this basis accepted by RB Gates Ltd in good faith. Purchasers are notified NOT to rely on this information and MUST satisfy themselves as to the correctness of each statement.

Commercial Retails Units – Ground Floor

| Address | Description | Rent PAX |
|-------------------------------|----------------------------|----------------------------|
| 340-344 Radford Road, NG7 5GQ | AVAILABLE UPON APPLICATION | AVAILABLE UPON APPLICATION |
| 346 Radford Road, NG7 5GQ | AVAILABLE UPON APPLICATION | AVAILABLE UPON APPLICATION |
| 348 Radford Road, NG7 5GQ | AVAILABLE UPON APPLICATION | AVAILABLE UPON APPLICATION |

Residential Apartments – First & Second Floor

We are informed that the apartments above are numbered as follows: 1A, 1B, 2, 3, 4A, 4B, 5, 6, 7, and 8. Some have been rented for as high as £520 PCM (incl council tax) and as low as £350 PCM

| Address | Description | Rent PAX |
|----------------------|----------------------------|----------------------------|
| 9 x 1 Bed Apartments | AVAILABLE UPON APPLICATION | AVAILABLE UPON APPLICATION |

The Landlord Vendor has informed that the building total current income is £AVAILABLE UPON APPLICATION

Selective Licences Available confirmed by Nottingham City Selective Licensing Team:

| | |
|------------------------------|------------------------------|
| Flat 1 340-346 Radford Road | Flat 5, 340-346 Radford Road |
| Flat 2, 340-346 Radford Road | Flat 6, 340-346 Radford Road |
| Flat 3, 340-346 Radford Road | Flat 7, 340-346 Radford Road |
| Flat 4, 340-348 Radford Road | Flat 8, 340-346 Radford Road |

340-344 Radford Road, NG7 5GQ



346 Radford Road, NG7 5GQ



348 Radford Road, NG7 5GQ





REAR OF PROPERTY



RB GATES - PROPERTY SALES DISCLAIMER

This Information Memorandum is issued on behalf of the Vendor and is for the exclusive use of the persons to whom it is addressed and their advisers in connection with the proposed sale of the property/business or issued share capital of the Vendor's Business if applicable.

It is made available for information purposes only to a limited number of parties who have expressed a preliminary interest in acquiring the Vendor's business/property with a view to assisting the recipient in deciding whether the Purchaser wishes to proceed with the further investigation of the business/property and in determining the level of any initial offer to the Vendor.

This Information Memorandum (references to which and to any information contained herein shall be deemed to include any information, whether or not in writing, supplied in connection herewith or in connection with any further enquiries) is confidential and is made available strictly on the basis of a confidentiality undertaking which has already been given by the recipient. Accordingly, this Information Memorandum must be in complete confidence and, except with the written consent of the Vendor/s (or their advisers), must not be copied, disclosed or distributed to any other person or used for any purpose other than in connection with the recipient's proposed acquisition of the Business or Property.

Upon request, the recipient will promptly return this Information Memorandum, without retaining any copies thereof. In addition, the recipient shall be deemed to have undertaken not to approach any officer or employee or the Vendor's Business without the consent of the Vendor or their advisers. This Information Memorandum does not constitute an offer or invitation for the sale or purchase of securities or any of the assets, business or undertaking described therein and shall not form

the basis of any contract. The information in this Information Memorandum, which does not purport to be comprehensive, has been provided by the Vendor and has not been independently verified.

No representation or warranty, express or implied, is or will be given by the RB Gates Ltd, Vendor, its directors, employees or advisers or any other person as to the accuracy or completeness of this Information Memorandum and, so far as permitted by law and except in the case of fraud by the party concerned, no responsibility or liability is accepted for the accuracy or sufficiency thereof, or for any errors, omissions or misstatements, negligent or otherwise, relating thereto.

In particular, but without limitation, (subject as aforesaid) no representation or warranty is given as to the achievability or reasonableness of, and no reliance should be placed on, any projections, targets, estimates or forecasts and nothing in this Information Memorandum is or should be relied on as a promise or representation as to the future. Accordingly, (subject as aforesaid) none of the Vendors, nor any of its directors, employees or advisers, nor any other person, shall be liable for any direct, indirect or consequential loss or damage suffered by any person as a result of relying on any statement in or omission from this Information Memorandum and any such liability is expressly disclaimed.

Any prospective purchaser of the Vendor's business/property, so far as permitted by law and except in the case of fraud by the party concerned, is required to acknowledge, in the purchase contract or in any offer made by it for the Vendor's Business or Property, that it has not relied upon or been induced to enter into such contract or to make such offer by any representation or statement contained herein. In all cases, interested parties should conduct their own investigation

and analysis of the Vendor's Business/Property and data contained in this Information Memorandum.

In furnishing this Information Memorandum, the Vendor and their advisers so far as permitted by law and except in the case of fraud by the party concerned, undertake no obligation to provide any additional information or to update this Information Memorandum or to correct any inaccuracies which may become apparent. The Vendor and their advisers reserve the right to negotiate with one or more prospective purchasers at any time and to enter into a definitive agreement for the sale of the Vendor's Business/Property without prior notice to other prospective purchasers.

The Vendors and their advisers also reserve the right, without advance notice, to change the procedure for the sale of the Vendor's Business/Property or to terminate negotiations at any time prior to the entry into any binding contract for the purchase of Vendor's Business/Property.

Prospective Purchasers hereby understand that this business/property is a confidential sale and RB Gates Ltd will require you to review and complete a Non-Disclosure Agreement prior to disclosing further confidential information to you.

Buyers Fee: The successful purchaser will be required to pay RB Gates Ltd a buyer's premium of £5,000 (vat not applicable). **Money laundering regulations:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Free Valuation: Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own business or property. Please contact RB Gates Nationwide to arrange a mutually convenient appointment on Tel: 0208 004 6499.