



**107/107a Annesley Road, Hucknall NG15 7DR**

**Guide Price £100,000**

**For sale by Online Auction (unless sold previously by Private Treaty) on Thursday 15th August 2024.**

**An excellent, mixed use residential/commercial investment opportunity to be sold subject to the existing tenancy and with part vacant possession.**

- LOT 4
- Vacant lock up shop
- Spacious, self contained maisonette
- Includes vacant double garage
- Immediate income stream

## DESCRIPTION AND SITUATION

An excellent opportunity for the investor to purchase a mixed use building comprising a vacant, ground floor lock up sales shop with ancillary accommodation, rear yard and detached double garage plus an extremely spacious, self contained maisonette which is let and producing an immediate income stream.

The retail unit has previously been used for a variety of trades including a Tattoo Parlour, General Store, Ironing Service and is ideal for a variety of retail trades with the garage located in the back yard providing useful storage space.

The maisonette is occupied by a tenant who has been in occupation since 2012 under what has become a Statutory Periodic Tenancy and we are advised that the passing rental amounts to £472.78 per calendar month as clear potential for rental growth.

The premises have a frontage to a busy main road and gain easy access into Hucknall town centre with all of its facilities. The property is well placed for fast access to Junction 27 of the M1 Motorway.

## ACCOMMODATION

### 107 ANNESLEY ROAD, HUCKNALL

#### SALES SHOP 16'0" x 22'10" maximum (4.9 x 6.98 maximum)

#### SALES AREA 31.7 sq meters (341 sq feet)

With suspended ceiling, double glazed display window to the road and door to cellar.



#### REAR ENTRANCE VESTIBULE 2'10" x 7'7" (0.88 x 2.32)

**KITCHEN 5'9" x 7'3" (1.77 x 2.22)**

Equipped with stainless steel single drainer sink unit.

**W.C**

Equipped with wash hand basin and W.C.

**OUTSIDE**

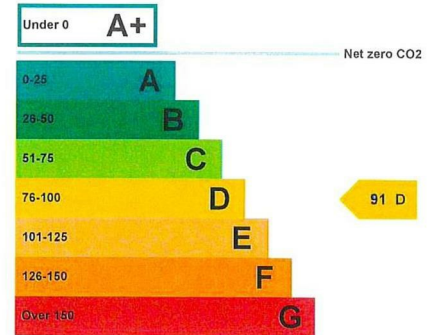
An archway gives vehicular access to the rear of the premises where there is a concrete yard plus detached double garage of concrete sectional construction (4.85 x 5.52).

**BUSINESS RATES - 107**

The current rateable value is £4,200 per annum.

**COMMERCIAL EPC**

This property's energy rating is D.



**107a ANNESLEY ROAD, HUCKNALL**

**GROUND FLOOR:**

**ENTRANCE VESTIBULE**

With staircase giving access to the first floor accommodation.

**FIRST FLOOR:**

**LANDING**

With central heating radiator, in built storage cupboard and staircase giving access to the second floor accommodation.

**LOUNGE 12'0" x 13'0" plus bay (3.68 x 3.98 plus bay)**

Double glazed bay window and central heating radiator.

**KITCHEN 10'5" x 11'7" (3.19 x 3.55)**

Equipped with modern base and wall mounted storage cupboards including a stainless steel single drainer sink unit, double glazed window, central heating radiator and wall mounted gas condensing combination boiler.

**BEDROOM 8'0" x 13'1" (2.45 x 3.99)**

Double glazed window and central heating radiator.

**LOBBY**

With central heating radiator.

**BATHROOM/W.C 9'5" x 5'8" (2.89 x 1.73)**

Equipped with a White suite comprising of a bath with shower from mixer tap and screen above, wash hand basin, W.C. Central heating radiator and double glazed window.

**SECOND FLOOR:**

**LANDING**

**BEDROOM 13'4" x 11'2" (4.07 x 3.42)**

With Velux type window.

**BEDROOM 6'5" x 20'2" (1.97 x 6.15)**

With central heating radiator and Velux type window.

**COUNCIL TAX 107a - BAND A**

**TENURE**

Freehold subject to the Tenancy in respect of 107a Annesley Road and with vacant possession in respect of 107 Annesley Road.

**SERVICES**

All main services are available and connected. Annesley Road is made up and is an adopted highway repairable at the public expense.

**VIEWING**

Strictly arranged with pleasure by the Sole Selling Agents.

**METHOD OF SALE**

The property will be sold by Online Auction (unless sold previously by Private Treaty). Full information regarding the Online Auction process is available on our website [www.wabarnes.co.uk](http://www.wabarnes.co.uk). In order to bid on this Lot interested parties must follow the registration procedures.

Interested parties should note that our On Line Auctions are Traditional Auctions (not to be confused with "Modern Method of Auctioneering"). The fall of the hammer creates a binding contract. There is no reservation fee payable on the part of the buyer.

**GUIDE PRICE**

An indication of the sellers current minimum acceptable price at auction. The guide price or a range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual but not always the case that a provisional reserve range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time upto the day of auction in the light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall or as a single figure. The reserve price would not normally be higher than the guide price. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change upto and including the day of the auction.

**RESERVE PRICE**

This is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. This is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

