



Toton Lane  
Stapleford, Nottingham NG9 7HA

**£300,000 Freehold**

A RARE AND EXCITING OPPORTUNITY HAS ARISEN TO PURCHASE A SUBSTANTIAL FREEHOLD COMMERCIAL INVESTMENT, VACANT TO THE GROUND FLOOR AND SUBJECT TO A TENANCY AGREEMENT ON THE FIRST FLOOR.



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This highly visible landmark property in the centre of Stapleford offers a fantastic opportunity for investors and business owners alike. To the ground floor there is approximately 160sqm of internal space ran, until recently a successful bistro and coffee house and prior to that a bistro style restaurant with space for 50/60 covers and the benefit of an alcohol license. The ground floor offers a turn key restaurant or cafe business with a fully equipped commercial kitchen, as well as front of house counter.

The ground floor could also be put to other uses and enjoys a prominent street position in the centre of Stapleford.

To the first floor there is a self contained studio currently let out on a commercial lease at £700 PCM plus VAT until November 2024. The studio shares the customer toilets located on the first floor and has independent access at street level.

Whilst there is no designated car parking facility for the building, it is adjacent to a public car park and there is a larger car park on the opposite side of the road.

Situated on a highly visible position, just of the Roach traffic lights on the gateway into Stapleford town centre. Stapleford is an up and coming small town with a variety of national and independent retailers and recently having the benefit of a Government Levelling Up Grant of £21.1 million. The town sits between the neighbouring cities of Nottingham and Derby linked by the A52 (Brian Clough Way).

The property has been particularly well maintained and the ground floor is ready for immediate occupation. The freehold is for sale, subject to a tenancy agreement on the first floor and the purchase price is subject to VAT.



## ENTRANCE LOBBY

Composite front entrance door with large double glazed window. Door leading to open plan space.

## OPEN PLAN SPACE

35'4" x 44'10" overall (10.77 x 13.68 overall)

A slightly irregular shaped room with some partitioning to provide for a front sitting and reception area with fireplace, full height double glazed windows and partially vaulted ceiling with twin roof windows. There is a larger seating area beyond this. To one side, there is the front of house and counter space with a range of waist level counters with storage under, larder fridges and chiller, inset stainless steel sink unit. Beyond this is access to the pot washing area. The side entrance lobby giving independent access to first floor accommodation and door from main space as this provides access to the public toilets.

## POT WASHING AREA

5'5" x 11'6" (1.66 x 3.52)

Stainless steel sink unit, door to walk-in store and door to rear.

## WALK-IN STORE

11'8" x 7'0" reducing to 4'7" (3.57 x 2.14 reducing to 1.4)

A rear corridor giving access to main space, door to commercial kitchen and access to bin store.

## GROUND FLOOR DISABLED CUSTOMER TOILET FACILITY

Housing a low flush WC and wash hand basin.

## COMMERCIAL KITCHEN

An irregular "L" shaped space with washing area (5.35 x 1.72) commercial stainless steel sink with drainer, commercial dishwasher and stainless steel splashback.

## MAIN KITCHEN

24'5" x 22'11" at widest point (7.45 x 7 at widest point)

Large 5m wide extraction canopy system with three commercial gas ovens and hobs, freestanding island unit with a hot cupboard and warming lamps. Further stainless steel prep areas, commercial refrigeration. Floor mounted Eco Dan air heat source pump for hot water.

## FIRST FLOOR LANDING

Double glazed windows, access to fitness studio, as well as Ladies and Gents toilets, and office.

## OFFICE

12'5" x 10'5" (3.8 x 3.2)

Comms cabinet, double glazed window.

## LADIES REST ROOM

5'4" x 8'7" (1.64 x 2.64)

Hand wash area with vanity unit and wash hand basin, hand dryer and door to WC housing a low flush WC.

## GENTS REST ROOM

6'6" x 8'7" (2 x 2.64)

Urinal, wash hand basin and door to WC housing a low flush WC.

## OUTSIDE

To the front there is a small pedestrianized forecourt with wrought iron railings to the pavement. There is an enclosed bin store and goods entrance with pedestrian access only.

## STUDIO

Currently let on a commercial lease until November 2024 at £700 PCM plus VAT. Heated from a combination boiler which provides hot water and feeds the radiators. There is a single gas supply which is shared with the ground floor premises and the rent is inclusive of the gas supply. Electricity is supplied to the property on a separate meter. There is a shared water supply with the ground floor, although a separate water discharge service is payable.

## STUDIO

29'9" x 20'10" reducing to 18'2" (9.08 x 6.36 reducing to 5.54)

Large open plan space with natural light and double glazed windows.

## KITCHEN

Stainless steel sink unit with single drainer and cupboard under, work surfacing, wall mounted gas combination boiler, double glazed window.

## SERVICES

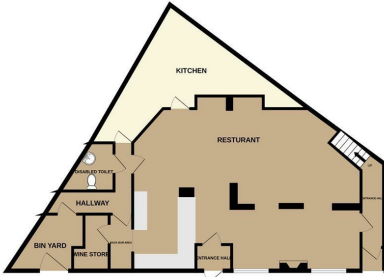
All services are connected to the property. The ground floor benefits from air conditioning and there is an integrated PA and sound system. There is also an integrated fire alarm system. Burglar alarm fitted and CCTV cameras.

## RATEABLE VALUE

The rateable value for the ground floor restaurant is £14,500. The rateable value for the first floor studio is £3,850.



GROUND FLOOR  
1078 sq.ft. (100.1 sq.m.) approx.

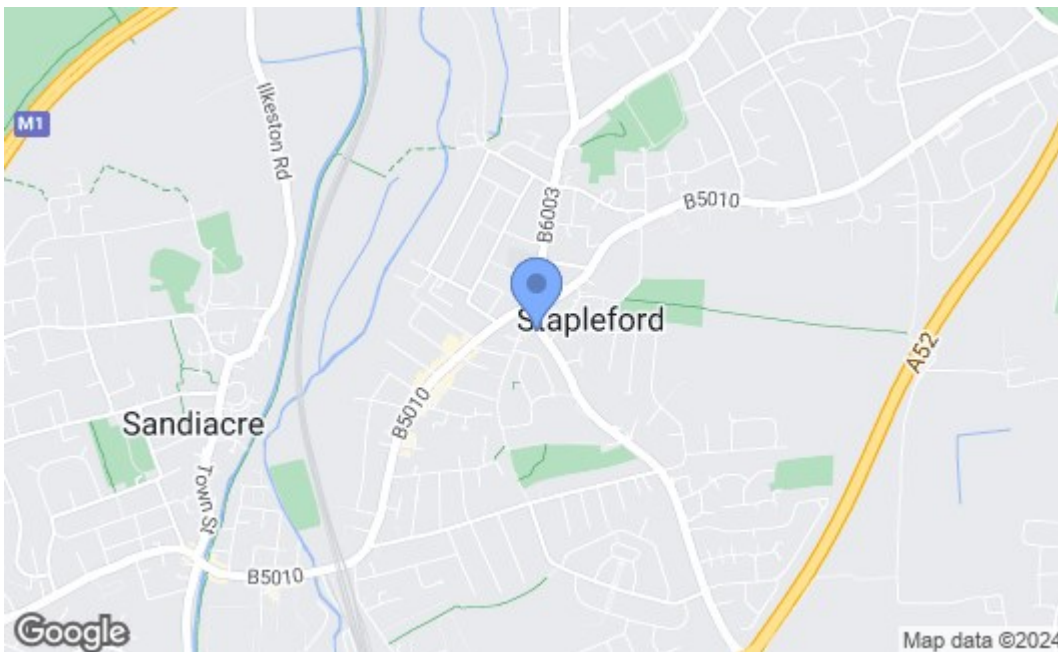


1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 1774 sq.ft. (164.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

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### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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