



**3 Radford Road, Nottingham, Nottinghamshire NG7 5DQ**

## **Rare freehold opportunity**

- ▶ **Ground floor retail unit**
- ▶ **Upper floor three bed apartment**
- ▶ **Established retail location**
- ▶ **Guide price £240,000**

For enquiries and viewings please contact:



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### Location

The property is situated in a prominent location at the junction of Radford Road and Bentick Road, in close proximity to Nottingham Trent University's main campus, which lies approximately 0.6 miles South East.

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. Nearby occupiers consist of a mixture of independent hot food takeaways, restaurants and retail premises.

### Description

The property comprises a ground floor retail unit with a self-contained three-bedroom maisonette above of traditional brick wall and pitched tiled roof construction. The residential accommodation is accessed from the rear of the property via an accessway off Bentwick Road.

The retail unit forms part of the extensive Radford Road retail parade, and consists of a main retail sales space, kitchen and ancillary storage to the rear. The retail unit benefits from an electronic roller shutter, CCTV and an extraction system.

The residential maisonette occupies the first and second floors and includes 3 bedrooms, a living room, kitchen and bathroom.

### Accommodation

	Sq M	Sq Ft
Ground floor	38.1	410
First and second floor	54.7	589
<b>Total</b>	<b>92.8</b>	<b>999</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

### Planning

We understand the property was granted planning consent in 2018 to be utilised as a restaurant and hot food takeaway under use class E. We understand the residential flat benefits from use class C3 (dwellinghouse) of the Town and Country Planning (Use Classes) Order 1987 and its subsequent amends.

Interested parties should make their own enquiries of Nottingham City Council.

### Tenure

Freehold available with vacant possession.

### Business Rates

Property Description: Shop & Premises

Rateable Value: £7,200

Rates Payable: £3,592.80 (based on the small business rates of 49.9p, effective until March 2025).

Some retailers may be eligible for 100% discount on the business rates. Interested parties should make their own enquiries of the VOA website or the local planning authority.

All retail, leisure and hospitality users will be entitled to 75% rates relief or rates payable up until April 2025.

(Source: VOA)

### Price

Guide price of £240,000

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred as part of any transaction.

### EPC

The EPC assessment are as follows:

Ground floor: - B-47

First/Second floor: - D-68

### Viewings

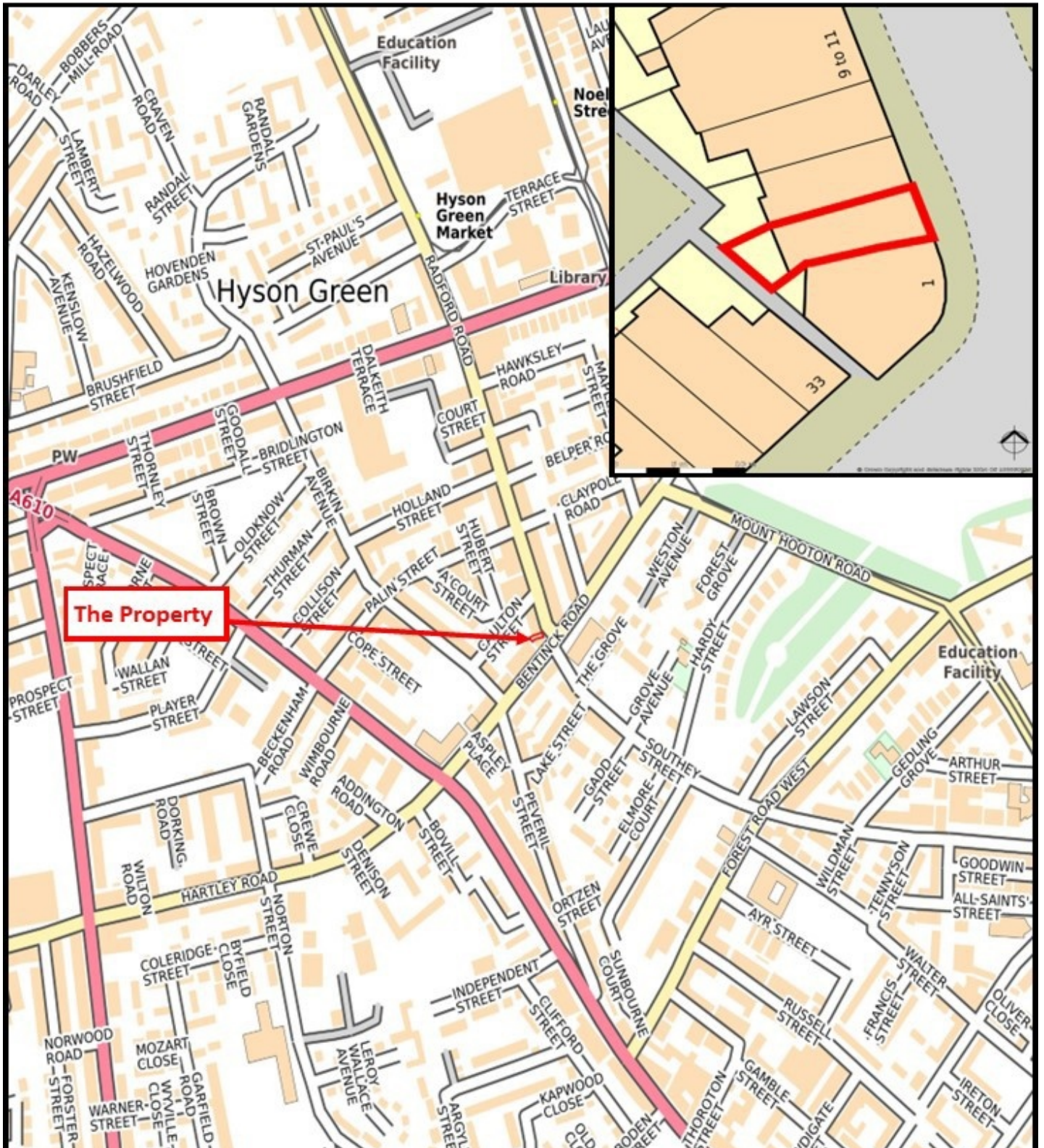
Viewings are by appointment with sole agents Innes England

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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