Robert Ellis

look no further...







Victoria Road,
Netherfield, Nottingham
NG4 2HQ

£12,000 Freehold

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FOR SALE VIA AUCTION THURSDAY 25TH NOVEMBER 2026

A FREEHOLD FORMER RETAIL PREMISES OFFERED FOR SALE BY AUCTION WITH A GUIDE PRICE OF £12,000. REQUIRING A COMPLETE PROGRAMME OF REFURBISHMENT, THIS SINGLE-STOREY PROPERTY PROVIDES AN EXCELLENT OPPORTUNITY FOR INVESTORS, DEVELOPERS OR THOSE LOOKING TO ACQUIRE A COMMERCIAL BUILDING WITH POTENTIAL FOR ALTERNATIVE USES, SUBJECT TO OBTAINING THE NECESSARY PLANNING PERMISSIONS AND CONSENTS.

Robert Ellis are pleased to bring to the market this freehold former retail premises situated on Victoria Road in Netherfield, Nottingham. The property is offered for sale by auction and provides an opportunity for purchasers looking to undertake a refurbishment project, with the potential to improve the existing accommodation or explore alternative uses, subject to the necessary consents.

The property comprises a single-storey brick-built building occupying a position directly fronting Victoria Road. Access is provided from the pavement through the main entrance door, with a window to the front elevation allowing natural light into the accommodation. Internally, the property offers an open-plan commercial space which has previously been used for retail purposes and now requires a complete programme of refurbishment and modernisation throughout.

We believe the property will be of particular interest to investors, developers and those looking for a commercial premises they can refurbish to their own requirements. There is potential for the building to be brought back into commercial use, whilst purchasers may also wish to investigate the possibility of a change of use or redevelopment, subject to obtaining the necessary planning permissions, building regulations approval and any other required consents.

The property is situated in Netherfield, an established residential and commercial area to the east of Nottingham. Victoria Road is conveniently positioned for access to the local shops, amenities and services available within Netherfield and the neighbouring area of Carlton. There are also transport connections providing access to Nottingham city centre and the surrounding areas, including Colwick, Gedling and Burton Joyce.

The building is offered for sale on a freehold basis with vacant possession and benefits from direct street access, although there is no outside space included with the property. Given its current condition, prospective purchasers should make their own enquiries regarding the extent of the refurbishment works required, the availability of services and the suitability of the premises for their intended use.

Offered for sale by auction, this is an opportunity to acquire a freehold commercial property with potential for improvement and possible alternative uses. We strongly recommend that interested parties arrange a viewing to appreciate the accommodation, condition and opportunities this property has to offer.



Retail Unit
10'7" x 10'9" approx (3.23 x 3.29 approx)

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

- 5% deposit (subject to a minimum of £5,000)

- Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

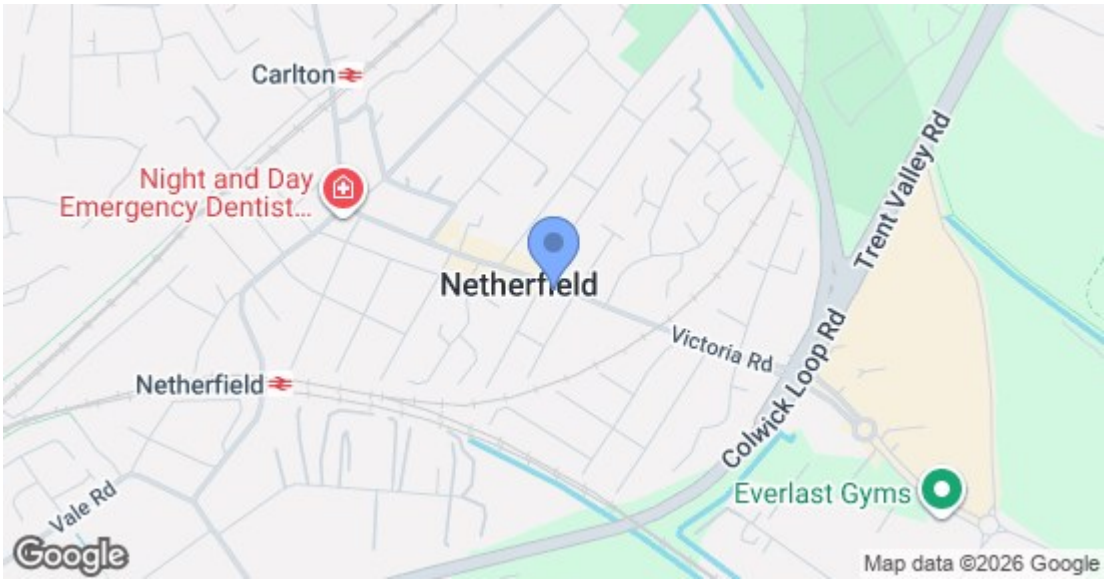
Additional Information

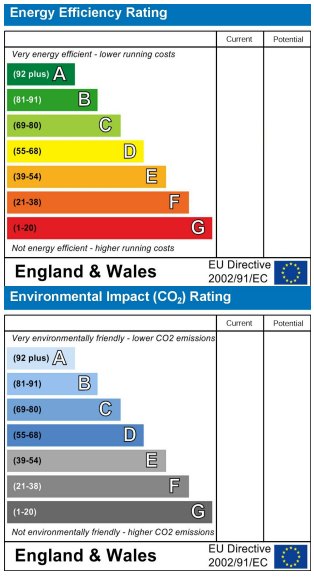
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.