



11 Main Road,
Gedling, NG4 3HQ

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This semi detached commercial premises is offered to the market with no upward chain, and in need of general refurbishment and improvement throughout.

The property consists of a front show room/retail unit, a rear office, three stores, and a wc on the ground floor, an office space, a kitchen, and a bathroom on the first floor, and two further office spaces on the second floor.

Benefiting from gas central heating throughout, with a combination boiler located in the bathroom, and UPVC double glazing (with the exception of the first floor bay window at the front, and the adjacent window, which is aluminium framed), the property also has off road parking to the rear.

An ideal property for conversion to residential accommodation on the first and second floors, the ground floor retaining its commercial element. A great opportunity for a developer, or an owner/occupier.

Available with vacant possession.

Offers Over £250,000





ACCOMMODATION

The glazed entrance door at the front of the property opens into the show room/retail unit. From here, a door leads to a lobby, where there is a door leading to the stairs which rise to the first, a door into the ground floor office, and a door leading outside.

The ground floor office has access to the first store, which in turn has a door into a further lobby. The lobby has a door into a wc, and a door leading outside.

There are two additional stores beyond the lobby.

On reaching the first floor the landing has stairs rising to the first floor, and doors into an office space, a kitchen, and a bathroom.

There are two further office spaces and a storage room on the second floor.

OUTSIDE

There are steps up to the entrance door from the pavement at the front.

The property also has off road parking to the rear.

Rateable Values

Rateable Values As Follows:-

Gnd Flr Front & 1st Flr 11, Main Road (Shop & Premises):- Current £5,100. From 1st April 2026 £7,400

Gnd Flr Rear 11, Main Road (Offices & Premises):- Current £3650. From 1st April 2026 £4050.

2nd Flr Front 11, Main Road (Offices & Premises):- Current £720. From 1st April 2026 £810

2nd Flr Rear 11, Main Road (Offices & Premises):- Current £420. From 1st April 2026 £470

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

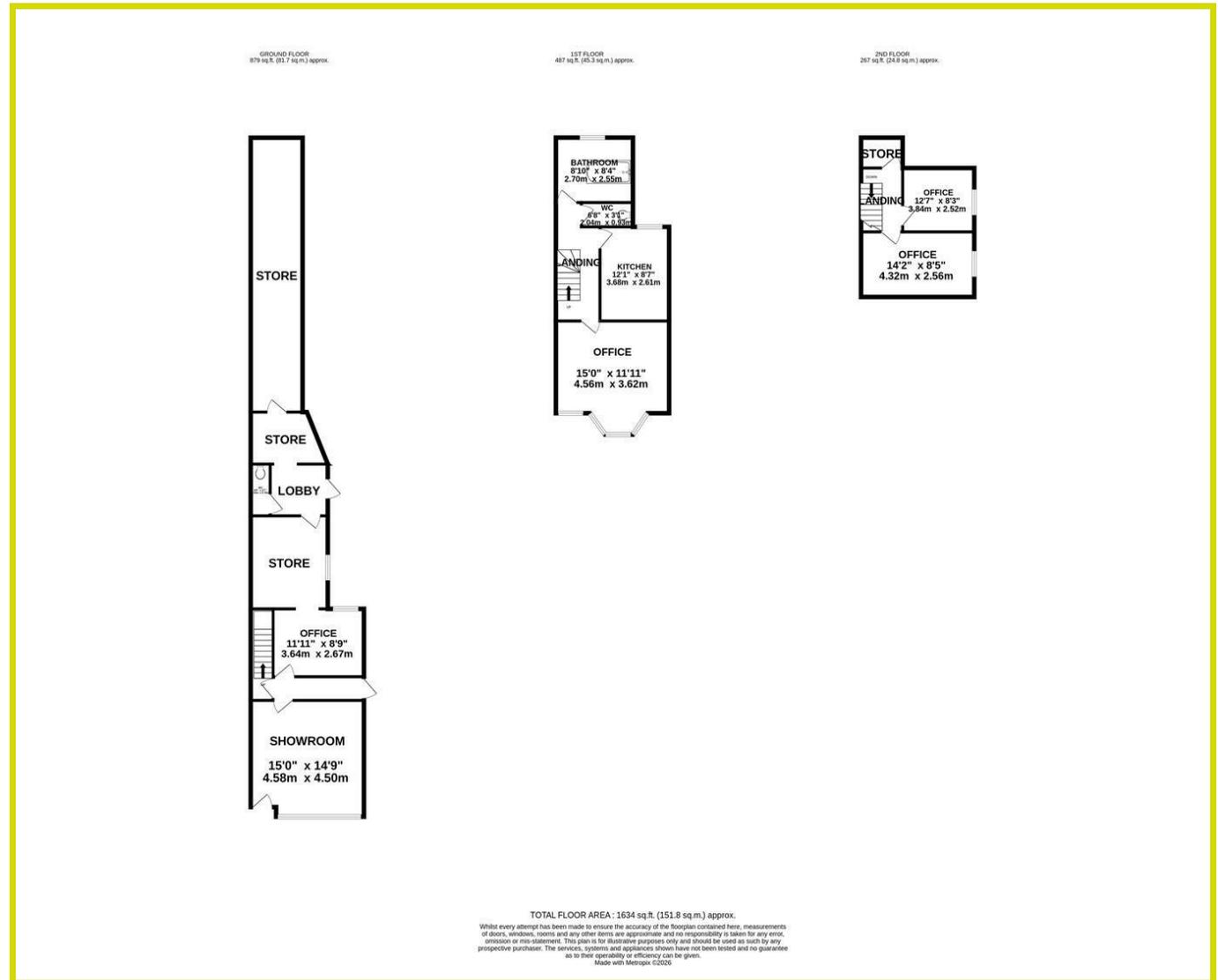
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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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.

TJ
THOMAS
JAMES

