



Nottingham Road
ILKESTON

burchell
edwards

Nottingham Road ILKESTON DE7 5BB

for sale guide price
£150,000



Property Description

A fantastic opportunity to acquire a well-presented semi-commercial property offering both a flexible retail space and a spacious residential element above - viewing is highly advised to take in the space and potential this property has to offer.

Formerly operated as a barbers/hair salon with additional beauty treatment space, the ground floor remains in great condition and is ready for immediate use or repurposing to suit a wide range of business ventures (subject to any necessary consents).

To the rear, a conservatory-style extension provides further working space, currently fitted with multiple stations and hair wash basins, enhancing the property's commercial appeal.

The first floor comprises a self-contained flat with a generous bedroom, kitchen and shower room, offering comfortable living accommodation.

A further loft room provides additional usable space, ideal as a bedroom, office or storage depending on requirements.

Externally, the property benefits from a secure gated yard providing valuable off-street parking. This is an ideal purchase for investors seeking dual-income potential or business owners looking for the convenience of living above their premises, with excellent scope to maximise rental yield.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable

Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Retail/Front Shop

Bright, spacious main trading area with large display window and flexible layout, suitable for a variety of commercial uses.

Inner Shop/Work Area

Additional workspace or treatment room leading to rear facilities.

Hallway & Wcs

Central corridor providing access to multiple WCs and service areas, ideal for staff and client convenience.

Rear Conservatory

Extended working space with plumbing and fitted wash basins; ideal for beauty, hair or alternative commercial use.

First Floor Flat

Kitchen/Lounge

Spacious and functional kitchen with ample worktop and storage space.

Bedroom

Generous double bedroom with natural light.

Shower Room

Modern fitted suite with shower, WC and hand basin.

Second Floor

Loft Room

Useful additional space suitable as a bedroom, office or storage area. (You will need to carry out your own due diligence on this to ensure this can be used as the space you intend it to be used for)

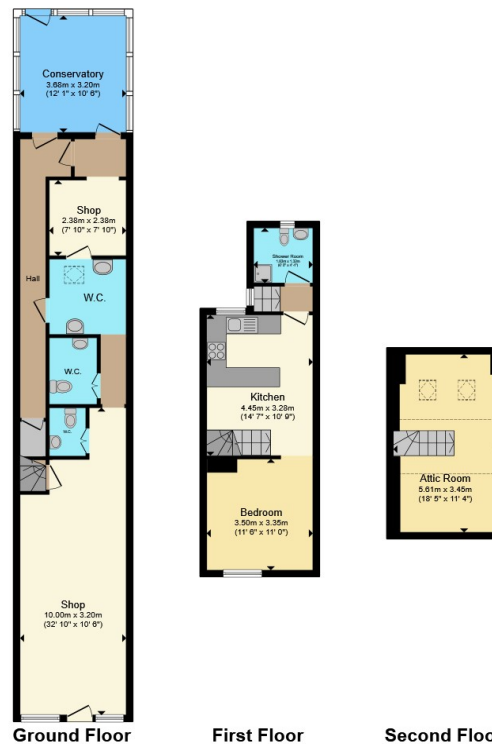
Disclaimer

The rental figures are an estimate and will depend on the market at the time, and can't be guaranteed by Burchell Edwards, and the same goes for the yields. These are approximate figures based on assumptions of the current market and the value of the property. You will need to carry out your own calculations and valuations and not rely on these figures.









Total floor area 121.9 m² (1,312 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207910



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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