Robert Ellis

*look no further...*









Tamworth Road,
Sawley, Nottingham
NG10 3GR

**£330,000 Freehold**

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Robert Ellis are pleased to bring to the market this dual-purpose investment property. The property is currently being utilized as a ground-floor shop with additional office space with private access from above. The property sits on a corner plot with gardens to the rear.

Planning has been passed for conversion into 4 apartments with a retail shop unit to on the ground floor. The property was originally two separate dwellings having been converted into the shop with office space above.

Constructed of brick to the external elevation all under a tiled roof the accommodation in brief comprises of the main ground floor retail unit, ground floor cloaks and changing facilities, kitchen, and separate entrance hallway. On the first floor, there are multiple office and storage rooms along with separate toilet facilities. The first-floor office space, with planning in place to convert into apartment units.

The property is found a few minutes' drive away from the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town center as well as sitting on a busy shopping parade within Sawley. Excellent transport links include Long Eaton train station which is just across the road and provides rail travel to Nottingham and Derby as well as London, junctions 24 and 25 of the M1, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to make your appointment to view today, selling with the benefit of no upward chain.






Ground Floor Retail
43'4 x 40'9 approx (13.21m x 12.42m approx)
This large versatile retail space benefits from offering an open aspect with large glazed picture windows to the front and side, suspended ceiling, gas central heating, air conditioning units, currently utilised as clothes retail while offering potential to sub-divide into smaller additional units. UPVC double glazed French doors to the rear, counter area, dressing areas and doors to:

Cloaks/w.c.
7'5 x 5'3 approx (2.26m x 1.60m approx)
UPVC double glazed window to the side, vanity wash hand basin with storage cupboards below, tiling to the floor, suspended ceiling and wall mounted radiator. Stairs to the first floor.

Ground Floor Entrance Hall
Open storm porch with panelled door having side glazed panels leading to entrance hall and ground floor kitchen.

Kitchen
9'10 x 6'7 approx (3.00m x 2.01m approx)
UPVC double glazed window to the rear, fitted kitchen with a range of matching contemporary wall and base units incorporating laminate work surface over, stainless steel sink with hot and cold mixer tap, integral oven with four ring ceramic hob over, side access door, understairs storage, quarry tiled flooring.

Office 1
14'1 x 11'3 approx (4.29m x 3.43m approx)
UPVC double glazed picture window to the front, ceiling light point, picture rail, wall mounted radiator.

Store 1
6'11 x 3'8 approx (2.11m x 1.12m approx)
UPVC double glazed window to the front, ceiling light point.

Office 2
19'4 x 12'10 approx (5.89m x 3.91m approx)
Three UPVC double glazed windows, two to the side and one to the front, wall mounted double radiator and ceiling light point, air conditioning unit.

Alterations Room
9'7 x 9'4 approx (2.92m x 2.84m approx)
UPVC double glazed window to the side, ceiling light point and wall mounted radiator.

Store 2
12'10 x 12'1 approx (3.91m x 3.68m approx)
UPVC double glazed window to the side, wall mounted radiator and storage cupboard.

Store 3
7'11 x 7'2 approx (2.41m x 2.18m approx)
UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

Second Landing
UPVC double glazed window to the side, loft access hatch, ceiling light point, doors to:

Toilet
7'4 x 6'1 approx (2.24m x 1.85m approx)
UPVC double glazed window to the rear, wall mounted radiator, vanity wash hand basin, low flush w.c.

Store
7'10 x 6'1 approx (2.39m x 1.85m approx)
UPVC double glazed window to the front and ceiling light point.

Office
14'6 x 13'10 approx (4.42m x 4.22m approx)
UPVC double glazed window to the rear.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and into Sawley. The property can be found on the corner of Tamworth Road and Mikado Road.
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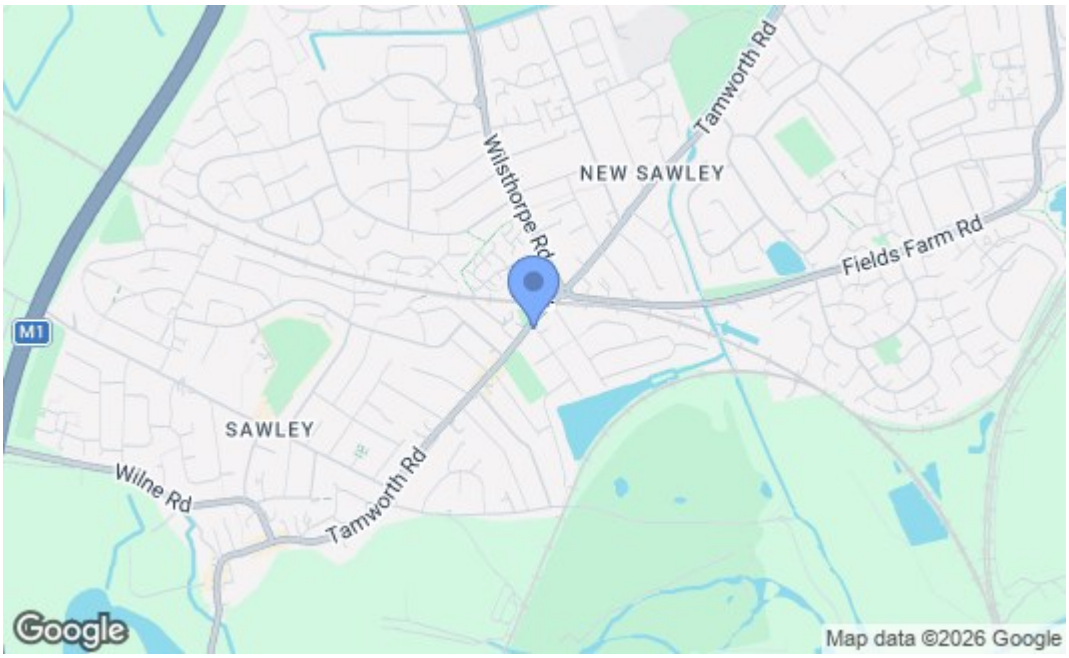


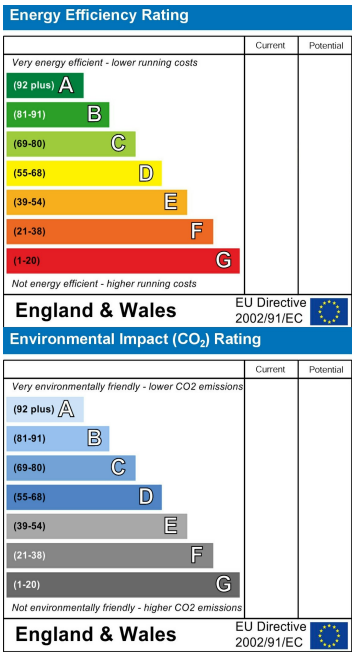
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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