

**ASHFORD
& MOULT**
ESTATE AGENTS

EAT IN or
TAKE AWAY **Calverton Fish Bar** TEL: 01159 656561

ASHFORD
& MOULT
0115 968 8870
FOR SALE

OFFERS IN THE REGION OF

£450,000

Main Street

Nottingham, NG14 6FN

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PROPERTY SUMMARY

SUBSTANTIAL MIXED-USE DEVELOPMENT OPPORTUNITY – FOUR BEDROOM APARTMENT & COMMERCIAL PREMISES

A rare and versatile opportunity in the heart of Calverton, offering substantial mixed-use potential with extensive rear land and exciting scope for future enhancement (subject to the necessary planning consents).

Formerly operating as the well-known Calverton Fish Bar, the ground floor provides a spacious commercial premises, ideal for continued business use, investment purposes, or potential redevelopment. Above, the property has been thoughtfully reconfigured from two separate two-bedroom apartments into a generous four-bedroom residential apartment, recently redecorated throughout and benefitting from new carpets to the upper floor, creating modern and well-presented living accommodation ready for immediate occupation.

The property presents a wealth of possibilities for incoming purchasers, whether as a live/work opportunity, mixed-use investment, continued commercial premises with substantial residential accommodation above, or for those looking to explore conversion into a large four-six bedroom detached family home or further residential redevelopment, subject to obtaining the relevant planning permissions. Previous plans had also been considered for a rear extension, highlighting the site's impressive future potential, with buyers advised to make their own enquiries.

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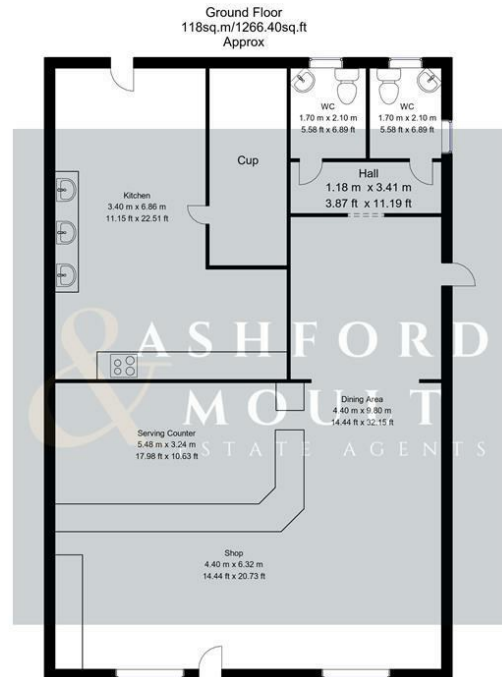
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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LOCAL AUTHORITY

TENURE

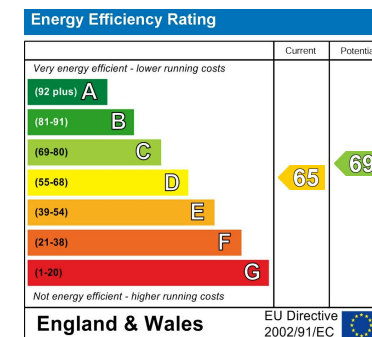
Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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