

UK Property Group



Adam Barber, 230 Highbury Road,
Nottingham, NG6 9FE

GUIDE PRICE: £268,000

0115 845 8665 - Enquiries@ukpgroup.co.uk - www.ukproperty.group

Property Pictures







Brief Summary

UK Property Auctions are excited to bring to the auction this mixed residential and commercial investment opportunity.

Property Particulars

This prominent building, situated on a busy road in Bulwell's residential area, provides a flexible investment opportunity with a ground-floor retail sales area and a renovated two-bedroom apartment on the first floor with separate access.

GROUND FLOOR / COMMERCIAL UNIT

35'8" x 15'10" approximately (10.87m x 4.83m)

With a safe front entrance and a huge glass window. Recessed ceiling spotlights, laminate flooring, and a back door access. Previously, the shop unit was used as a barbershop, however it provides a number of additional figures a wall-mounted radiator, laminate flooring, a ceiling light point, and a hard wired smoke detector.

Rear Store

12'3 x 9'11 approx (3.73m x 3.02m approx)

With sink, base units, laminate flooring, ceiling light point, steps down into the main shop unit, panelled door to: Low flush w.c., wall hung vanity wash hand basin, ceiling light point.

Two Bedroom Flat Above

Living Room:

15'8 x 11'10 approx (4.78m x 3.61m approx)

UPVC double glazed window to the front, front access door, recessed spotlights to the ceiling, feature vertical radiator, laminate flooring, archway leading through to:

Fitted Kitchen:

10'11 x 7' approx (3.33m x 2.13m approx)

UPVC double glazed window to the rear, range of matching wall and base units incorporating laminate work surface above, integral oven with four ring gas hob over and stainless steel extractor hood above, space and plumbing for automatic washing machine, 1½ bowl stainless steel sink with mixer tap, tiled splashbacks, laminate flooring and panelled door to:

Bedroom 1:

12' x 7'10 approx (3.66m x 2.39m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, laminate flooring, loft access hatch.

Bedroom 2:

12' x 7'3 approx (3.66m x 2.21m approx)

UPVC double glazed windows to the front and side, wall mounted radiator, laminate flooring, ceiling light point, hard wired smoke alarm.

Shower Room:

11'2 x 3'1 approx (3.40m x 0.94m approx)

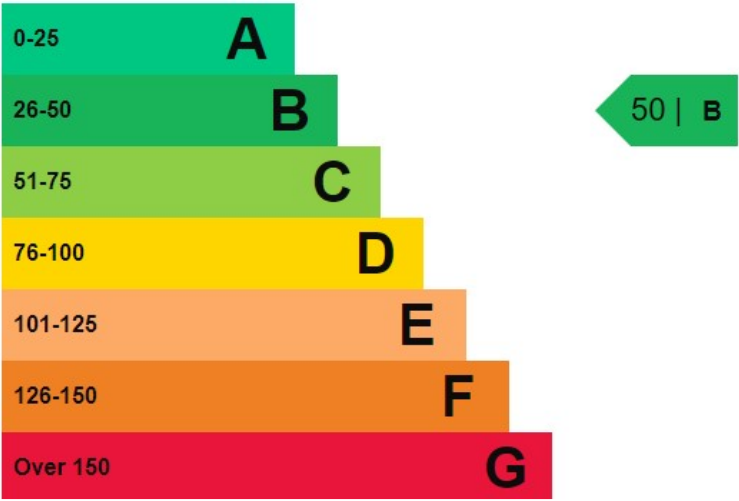
UPVC double glazed window to the side, shower enclosure, low flush w.c., vanity wash hand basin with subject to a building regulations and new tenants requirements.

Outside:

The driveway to the side provides off-road parking behind a secure gated entry. This leads to the brick-and-mortar store, which has other potential uses/conversions based on the buyer's wants, requirements, and permits.

Terms of Sale

Property is for sale by the modern method of auction. This is an unconditional sale. The Purchaser shall pay a 5% deposit (subject to a minimum of £5,000) upon the fall of the hammer. In addition, a 3% Buyers Premium, Subject to a minimum £6000 and contracts are exchanged. The purchaser is legally bound to buy, and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		