



Toton Lane  
Stapleford, Nottingham NG9 7HA

**Plus VAT £200,000 Freehold**

A RARE AND EXCITING OPPORTUNITY  
HAS ARISEN TO PURCHASE A  
SUBSTANTIAL FREEHOLD COMMERCIAL  
BUILDING WITH VACANT POSSESSION.





FOR SALE BY UNCONDITIONAL PUBLIC AUCTION 17/12/25

A RARE AND EXCITING OPPORTUNITY HAS ARISEN TO PURCHASE A SUBSTANTIAL FREEHOLD COMMERCIAL WITH ACCOMMODATION OVER TWO FLOORS WITH VACANT POSSESSION.,

This highly visible landmark property in the centre of Stapleford offers a fantastic opportunity for investors and business owners alike. To the ground floor there is approximately 160sqm of internal space operated, until recently a successful BISTRO and COFFEE HOUSE and prior to that a bistro style RESTUARANT with space for 50/60 covers and the benefit of an alcohol license. The ground floor offers a turn key restaurant or cafe business with a fully equipped commercial kitchen, as well as front of house counter.

The ground floor could also be put to other uses and enjoys a prominent street position in the centre of Stapleford.

To the first floor there is a self-contained studio currently let, the tenant leaving on 31st Dec. 2024 and therefore VACANT POSSESSION AVAILABLE. The studio shares the customer toilets located on the first floor and has independent access at street level. This space has great potential for a number of businesses including offices, consultancy rooms, beautilcials and has been prevously used as a hairdressers.

Whilst there is no designated car parking facility for the building, it is adjacent to a public car park and there is a larger car park on the opposite side of the road.

Situated on a highly visible position, just of the Roach traffic lights on the gateway into Stapleford town centre. Stapleford is an up and coming small town with a variety of national and independent retailers and recently having the benefit of a Government Levelling Up Grant of £21.1 million. The town sits between the neighbouring cities of Nottingham and Derby linked by the A52 (Brian Clough Way).

The property has been particularly well maintained and the ground floor is ready for immediate occupation. The freehold is for sale, and offers a projected letting income of £24,000. As well as offering a redevelopment opportunity. (Subject to planning)

The purchase price is subject to VAT.



## ENTRANCE LOBBY

Composite front entrance door with large double glazed window. Door leading to open plan space.

## OPEN PLAN SPACE

35'4" x 44'10" overall (10.77 x 13.68 overall)

A slightly irregular shaped room with some partitioning to provide for a front sitting and reception area with fireplace, full height double glazed windows and partially vaulted ceiling with twin roof windows. There is a larger seating area beyond this. To one side, there is the front of house and counter space with a range of waist level counters with storage under, larger fridges and chiller, inset stainless steel sink unit. Beyond this is access to the pot washing area. The side entrance lobby giving independent access to first floor accommodation and door from main space as this provides access to the public toilets.

## POT WASHING AREA

5'5" x 11'6" (1.66 x 3.52)

Stainless steel sink unit, door to walk-in store and door to rear.

## WALK-IN STORE

11'8" x 7'0" reducing to 4'7" (3.57 x 2.14 reducing to 1.4)

A rear corridor giving access to main space, door to commercial kitchen and access to bin store.

## GROUND FLOOR DISABLED CUSTOMER TOILET FACILITY

Housing a low flush WC and wash hand basin.

## COMMERCIAL KITCHEN

An irregular "L" shaped space with washing area (5.35 x 1.72) commercial stainless steel sink with drainer, commercial dishwasher and stainless steel splashback.

## MAIN KITCHEN

24'5" x 22'11" at widest point (7.45 x 7 at widest point)

Large 5m wide extraction canopy system with three commercial gas ovens and hobs, freestanding island unit with a hot cupboard and warming lamps. Further stainless steel prep areas, commercial refrigeration. Floor mounted Eco Dan air heat source pump for hot water.

## FIRST FLOOR LANDING

Double glazed windows, access to fitness studio, as well as Ladies and Gents toilets, and office.

## OFFICE

12'5" x 10'5" (3.8 x 3.2)

Comms cabinet, double glazed window.

## LADIES REST ROOM

5'4" x 8'7" (1.64 x 2.64)

Hand wash area with vanity unit and wash hand basin, hand dryer and door to WC housing a low flush WC.

## GENTS REST ROOM

6'6" x 8'7" (2 x 2.64)

Urinal, wash hand basin and door to WC housing a low flush WC.

## OUTSIDE

To the front there is a small pedestrianized forecourt with wrought iron railings to the pavement. There is an enclosed bin store and goods entrance with pedestrian access only.

## STUDIO

Heated from a combination boiler which provides hot water and feeds the radiators. There is a single gas supply which is shared with the ground floor premises. Electricity is supplied to the property on a separate meter. There is a shared water supply with the ground floor, although a separate water discharge service is payable.

## STUDIO

29'9" x 20'10" reducing to 18'2" (9.08 x 6.36 reducing to 5.54)

Large open plan space with natural light and double glazed windows.

## KITCHEN

Stainless steel sink unit with single drainer and cupboard under, work surfacing, wall mounted gas combination boiler, double glazed window.

## SERVICES

All services are connected to the property. The ground floor benefits from air conditioning and there is an integrated PA and sound system. There is also an integrated fire alarm system. Burglar alarm fitted and CCTV cameras.

## RATEABLE VALUE

The rateable value for the ground floor restaurant is £14,500. The rateable value for the first floor studio is £3,850.

## AUCTION DETAILS

### Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

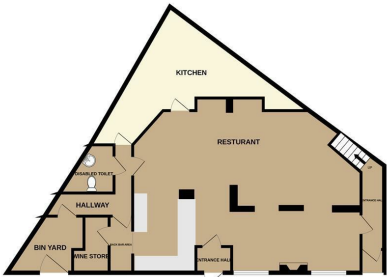
### Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

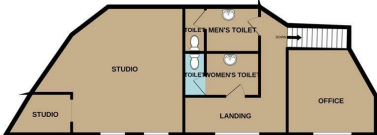




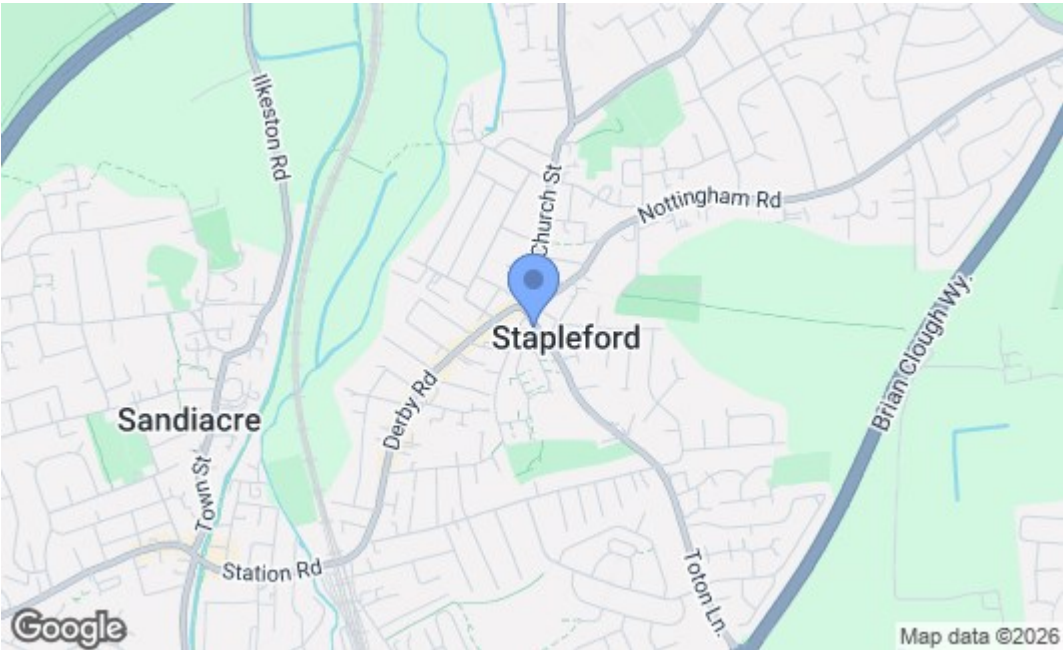
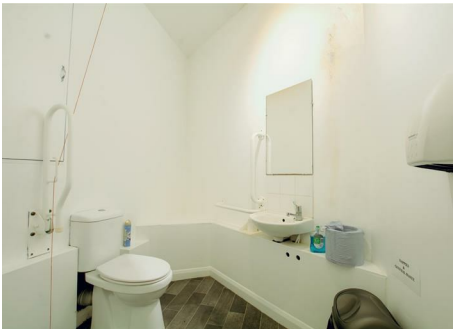
GROUND FLOOR  
1078 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 sq.m.) approx.  
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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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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.