



Haydn Road  
Sherwood, Nottingham NG5 2LA  
**Guide Price £250,000 Freehold**

A MIXED-USED COMMERCIAL / RESIDENTIAL PROPERTY COMPRISING OF A LARGE GROUND FLOOR SHOP UNIT WITH COUNTER AREA AND TWO KITCHENS AND A FIRST FLOOR THREE BEDROOM SELF-CONTAINED APARTMENT.



\*\*\* MIXED-USE INVESTMENT DWELLING \*\*\*

Robert Ellis are pleased to bring to the market this unique opportunity. Fronting a busy road in the residential area of Sherwood, this prominent building offers a flexible investment with a retail area on the ground floor with a further duplex apartment above including a garden to the rear.

The property comprises a freehold unit with the LARGE ground floor retail unit being used as an Indian takeaway with a shop unit with counter area, two kitchens, an office and WC to the ground floor producing a rent of £800 PCM.

The THREE bedroom apartment on the first floor comprises a kitchen, a family bathroom and three double bedrooms. The apartment has separate access to the side elevation and an enclosed courtyard garden. Current rent £1035 PCM including bills (approx. £190 PCM)

Contact the office to make your appointment to view this IDEAL INVESTMENT today. Selling with the benefit of NO UPWARD CHAIN.



## Ground Floor Retail Unit

### Shop

14'11" x 13'10" approx (4.55m x 4.22m approx)

Glazed windows and door to the front elevation. Laminate and part tiling flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Coving to the ceiling. Counter top area with front customer facing zone. Internal doors leading into the office, kitchen and lobby leading down to the cellar.

### Office

6'05" x 4'10" approx (1.96m x 1.47m approx)

Wall mounted radiator. Ceiling light point. Shelving and storage space.

### Kitchen

14'11" x 13'10" approx (4.55m x 4.22m approx)

Glazed window to the rear elevation. Tiling to walls. Ceiling light points. Space and plumbing for a freestanding sink. Doorway leading into the additional kitchen.

### Kitchen

15'06" x 9'1" approx (4.72m x 2.77m approx)

Glazed window to the side elevation. Ceiling light points. Space and plumbing for a freestanding sink. Access door to the side elevation leading to the courtyard. Internal sliding door leading to bathroom.

### Bathroom

4'08" x 4'03" approx (1.42m x 1.30m approx)

Glazed window to the rear elevation. Wall light point. Vanity wash hand basin with dual heat tap. Internal door leading into the WC.

### WC

4'05" x 3'09" approx (1.35m x 1.14m approx)

Glazed window to the rear elevation. Ceiling light point. Low level flush WC. Wall mounted gas central heating combination boiler.

## First Floor Apartment

### Entrance Hallway

3'3" x 2'11" approx (1 x 0.9 approx)

UPVC double glazed access door to the side elevation. Ceiling light point. Carpeted staircase leading up to the first floor landing.

### First Floor Landing

37'0" x 2'11" approx (11.3 x 0.9 approx)

Carpeted flooring. Wall mounted radiator. Ceiling light points. Internal doors leading into the kitchen, bathroom, bedroom 1, 2 and staircase up to bedroom 3.

### Kitchen

15'5" x 6'04" approx (4.70m x 1.93m approx)

UPVC double glazed windows to the side elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of fitted base units incorporating worksurfaces above. Stainless steel

sink and drainer unit with dual heat tap. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge freezer. Breakfast bar with ample seating space. Airing cupboard housing Baxi gas central heating boiler.

### Bathroom

8'10" x 5'1" approx (2.69m x 1.55m approx)

UPVC double glazed window to the rear elevation. Tiled walls. Wall mounted radiator. Ceiling light point. White 3 piece suite comprising of a panel bath with hot and cold taps and electric shower over bath, pedestal wash hand basin with hot and cold taps and a low level flush WC

### Bedroom 1

11'10" x 11'01" approx (3.61m x 3.38m approx)

UPVC double glazed windows to the rear and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Bedroom 2

14' x 8'9" approx (4.27m x 2.67m approx)

UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### Living Room / Office

15'07" x 13'11" approx (4.75m x 4.24m approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Access into eaves for further storage space.

### Rear of Property

To the rear of the property there is an enclosed courtyard with security lighting, brick wall the boundaries and secure access to the rear of the retail unit and first floor apartment.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: G Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

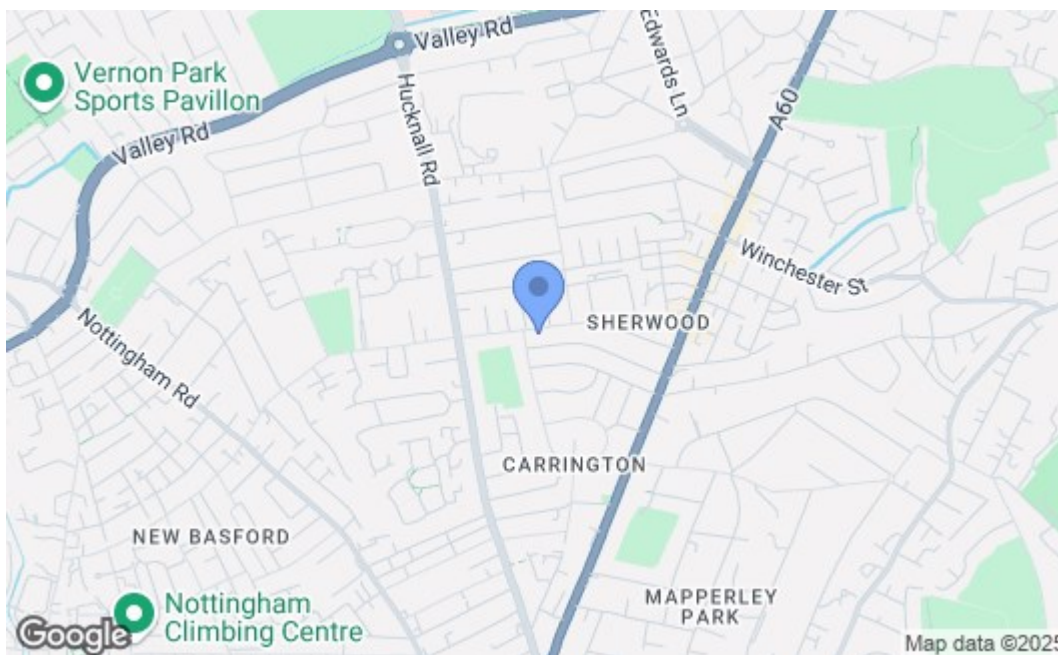
Any Legal Restrictions: No

Other Material Issues: No

880MN/HM



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.