



Vernon Road  
Basford, Nottingham NG6 0AT

**Asking Price £145,000 Freehold**

A COMMERCIAL PROPERTY COMPRISING OF A LARGE GROUND FLOOR SHOP UNIT WITH COUNTER AREA AND TWO KITCHENS, GROUND FLOOR BATHROOM AND TWO STORAGE/OFFICE ROOMS TO FIRST FLOOR.



\*\*\* COMMERCIAL INVESTMENT WITH POTENTIAL TO DEVELOP (STPP) \*\*\*

Robert Ellis are pleased to bring to the market this unique opportunity. Located in the residential area of Basford, this prominent freehold commercial unit fronts a busy road, making it a prime spot for various business opportunities. The property includes a large ground-floor retail space previously used as a Pizza/Kebab takeaway retail shop. The ground floor features a shop front unit with a counter and kitchen area, two kitchens and a bathroom. Additional features include a cellar, a rear yard, and two separate storage/office rooms above the retail space.

The previous rental income was £1,100 per month, totalling £13,200 annually. This property offers a flexible investment opportunity with potential for further development, subject to receiving the relevant planning and building regulation approvals. The property is also being sold with the benefit of no upward chain, facilitating a smooth purchase process.

The location of this property ensures high visibility and foot traffic, essential for a thriving business. Its versatile layout makes it suitable for various commercial uses beyond a takeaway, such as retail, office space, or mixed-use development (SSTP). There is also significant potential to reconfigure or expand the property, enhancing its value.

This commercial investment in Basford offers a unique opportunity to develop a prominent building in a busy area. With its flexible layout, established rental income, and potential for further development, it stands as an ideal investment for those looking to maximize returns in a high-traffic location.

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



### Shop

13'9" x 12'10" approx (4.19m x 3.91m approx)  
Glazed entrance door to the front elevation. Glazed windows to the front and side elevation. Tiled flooring. Tiled splashbacks. Suspended ceilings with light points. Counter and kitchen area incorporating extractor fan.

### Hallway

2'7" x 4'7" approx (0.8 x 1.4 approx)  
Side entrance door to the side elevation. Tiled flooring. Wall light point. Internal door leading down to the cellar. Archway through to the kitchen.

### Kitchen

12'6" x 12'7" approx (3.81m x 3.84m approx)  
UPVC double glazed window to the side elevation. Tiled flooring. Tiled walls. Ceiling light point. Vanity hand wash basin units, Internal door leading up to the first floor landing. Archway leading through to kitchen / store.

### Kitchen / Store

12'3" x 7'10" approx (3.73m x 2.39m approx)  
UPVC double glazed window to the side elevation. Tiled flooring. Tiled walls. Ceiling light point. Rear entrance door to the rear elevation leading out to courtyard.

### Hallway

1'7" x 1'11" approx (0.5 x 0.6 approx)  
Tiled flooring. Internal door leading into the bathroom

### Bathroom

10'4" x 5'03" approx (3.15m x 1.60m approx)  
UPVC double glazed window to the side elevation. Tiled flooring. Tiled walls. Ceiling light point. 3 piece suite comprising of a panel bath with dual heat tap with handheld showerhead attachment, vanity hand wash basin with dual heat tap and storage cupboards below and a low level flush WC.

### Cellar

16'09" x 12'06" approx (5.11m x 3.81m approx)  
The cellar is divided into two separate stores. Wall mounted electrical consumer unit. Electric and gas meter points.

### First Floor Landing

2'7" x 3'3" approx (0.8 x 1 approx)  
Original floorboards. Ceiling light point. Internal doors leading into the office /store rooms.

### Office / Store

13'08" x 12'07" approx (4.17m x 3.84m approx)  
UPVC double glazed window to the front elevation. Linoleum flooring. Ceiling light point.

### Office / Store

12'4" x 4'1" approx (3.76m x 1.24m approx)  
UPVC double glazed window to the side elevation. Original floorboards. Ceiling light point. Wall mounted gas central heating boiler unit. Built-in over the stairs storage cupboard.

### Rear of Property

To the rear of the property there is an enclosed courtyard garden with secure gated access and walls to the boundaries.

### Agents Notes: Additional Information

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

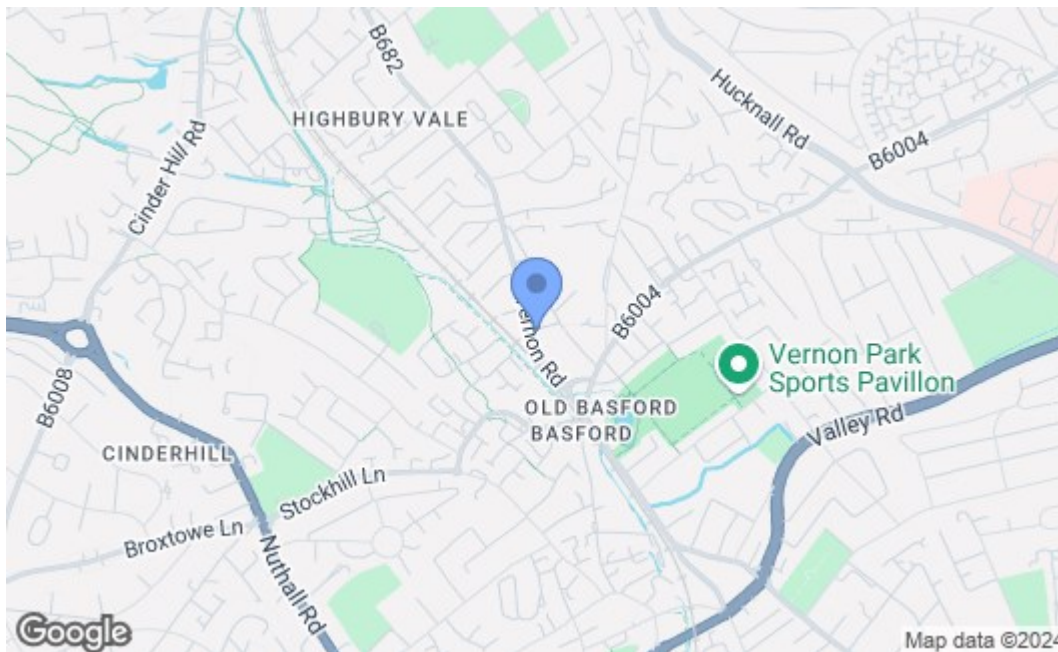
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
<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.