

**Main Street & Sycamore Works Yard  
Bulwell, Nottingham NG6 8EH**

**Asking Price £1,250,000 Freehold**

LARGE SITE FEATURES 16 COMMERCIAL UNITS, A LARGE YARD AREA WITH POTENTIAL FOR DEVELOPMENT (SSTP) AND A LARGE DETACHED HOUSE, MAKING IT AN IDEAL INVESTMENT OPPORTUNITY & NOT OFFERED TO THE MARKET IN OVER 70 YEARS.



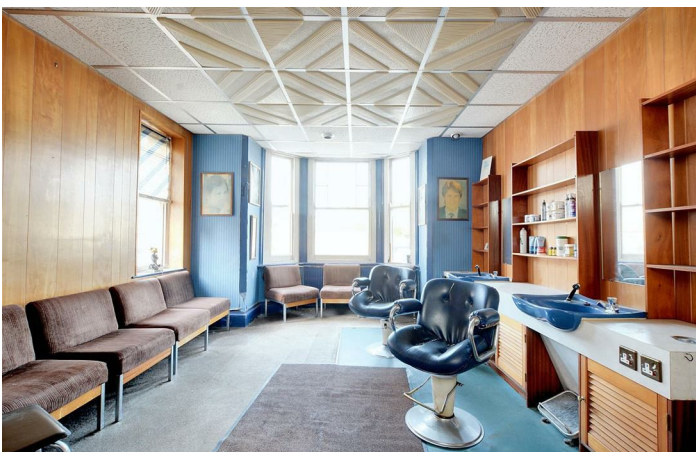


Robert Ellis are delighted to present a unique investment opportunity located in Bulwell, Nottingham. This large mixed-use site is a versatile property, ideal for various types of investors. The property comprises of 16 commercial units and a large traditional detached house, which provide a diverse range of potential income streams. The extensive yard area adds to the property's appeal, offering additional space for development or use as needed.

The commercial units, totalling 16, are suitable for a variety of business uses. Their presence on the property opens up numerous possibilities, whether you're looking to lease them out, use them for your own business ventures, or even convert them for alternative uses subject to planning approval.

One of the standout features of this property is its location in Bulwell, a bustling area of Nottingham known for its excellent transport links. This makes the site highly accessible and desirable for both residential and commercial tenants. The property's large yard area further enhances its utility, offering space for parking, storage, or even potential expansion. This flexibility ensures that the site can adapt to various needs, making it a robust investment for the future.

Not offered to the market in over 70 years, this property represents a rare opportunity to acquire a significant asset with substantial potential. Whether you're interested in developing the site further, maintaining it as a steady income-generating investment, or exploring new business ventures, this property provides a solid foundation. Robert Ellis highly recommends viewing the site to fully appreciate its scope and potential.





202 Main Street

Entrance Hallway

16'02" x 6'11" approx (4.93m x 2.11m approx)

Wooden entrance door to the front elevation leading into the entrance hallway. Carpeted flooring. Original staircase with carvings leading up to the first floor landing. Ceiling light points. Internal doors leading into living room and dining room

Living Room

19' x 13'04" approx (5.79m x 4.06m approx)

Bay fronted window to the front elevation. Wall mounted radiator. Suspended ceiling. Archway through to family room.

Family Room

9'10" x 9'7" approx (3.00m x 2.92m approx)

Suspended ceiling. Panelling to walls.

Dining Room

19'1" x 13' approx (5.82m x 3.96m approx)

Bay fronted window to the front elevation. Glazed windows to the side and rear elevation. Wall mounted radiator. Suspended ceiling. Part panelling to walls.

Utility Room / Rear Lobby

7'01" x 6'07" approx (2.16m x 2.01m approx)

Wooden rear door to the side elevation. Glazed window to the side elevation. Quarry tile flooring. Internal door leading into the ground floor WC.

Ground Floor WC

2'7" x 7'01" approx (0.79m x 2.16m approx)

Glazed window to the rear elevation. Quarry tile flooring. Low level flush WC

Kitchen

9'06" x 5'09" approx (2.90m x 1.75m approx)

Glazed window to the rear elevation. Linoleum flooring. Panelling to walls. Range of matching base units incorporating laminate worksurfaces over. Stainless steel sink and drainer unit with hot and cold taps.

First Floor Landing

Original stained glass window to the front elevation. Carpeted flooring. Original staircase with carvings leading up to the rear lobby. Internal doors leading into bedroom 1 and 2

Bedroom 1

13'09" x 15'11" approx (4.19m x 4.85m approx)

Glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Coving to the ceiling.

Bedroom 2

15'03" x 13'04" approx (4.65m x 4.06m approx)

Sash window to the front elevation. Wall mounted radiator. Coving to the ceiling. Tiled splashbacks. Semi-recessed vanity wash hand basin with hot and cold taps.

Rear Lobby

9'01" x 10'7" approx (2.77m x 3.23m approx)

Glazed window to the rear elevation. Carpeted flooring. Internal door leading into the family bathroom.

Family Bathroom

9'01" x 10'1" approx (2.77m x 3.07m approx)

Glazed window to the rear elevation. Carpeted flooring. Tiled splashbacks. 4 piece suite comprising of a panel bath hot and cold taps, walk in shower enclosure, vanity hand wash basin with hot and cold taps and storage cupboards below and low level flush WC.

Second Floor Landing

Glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboards. Original staircase with carvings leading up to the Kitchen. Internal doors leading into the living room and bedroom 3.

Bedroom 3

15'07" x 13'03" approx (4.75m x 4.04m approx)

Glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiator. Living flame gas fireplace. Built-in storage cabinets. Loft access hatch.

Living Room

15'6" x 13'01" approx (4.72m x 3.99m approx)

Glazed window to front elevation. Carpeted flooring. Feature fireplace incorporating stone surround, hearth and back panel. Doorway leading into the kitchen.

Kitchen

15'10" x 10'3" approx (4.83m x 3.12m approx)

Glazed windows to the rear elevation. Laminate flooring. Range of matching wall and base units incorporating tiled worksurfaces over. Space and point for a freestanding gas cooker. Space and point for a freestanding fridge freezer.

Garage to the rear of 202 Main Street

38'6" x 20'11" approx (11.73m x 6.38m approx)

Folding opening doors opening to the front elevation. Window to the rear elevation. Sectioned workshop/store area. Rear section with toilet. Light & Power.

Front Unit of Adelphi Garage

To the front of the garage there is a front yard/car standing area

Show Room

30'8" x 17'7" approx (9.35m x 5.38m approx)

Glazed double opening doors to the front elevation leading into the show room. Glazed windows to side elevation. Internal door leading into the office. Light & Power. Access into loft via ladder.

Office

12'11" x 12'9" approx (3.96m x 3.89m approx)

Wooden door to the side elevation leading out to the courtyard. Windows to the side elevation. Internal door leading into the kitchen. Light & Power.

Kitchen

5'4" x 4'11" approx (1.65m x 1.52m approx)

Range of matching base units incorporating laminate worksurfaces over. Stainless steel sink and drainer unit with hot and cold taps. Tiled Splashbacks. Light & Power.

External WC

4'9" x 4'9" approx (1.47m x 1.45m approx)

Low level flush WC.

Loft

Additional storage/office space, subject to buyers needs and requirements.

Rear Unit of Adelphi Garage

Workshop

57'10" x 12'7" approx (17.63m x 3.86m approx)

Entrance door to the side elevation. Light & Power.

Store 1

14'5" x 15'1" approx (4.4 x 4.6 approx)

Entrance door to the side elevation. Glazed window to the side elevation. Internal door leading into store 2

Store 2

14'5" x 7'6" approx (4.4 x 2.3 approx)

Glazed window to the side elevation.

First Floor Landing

Staircase leading up to first floor landing. Internal doors leading into office and store 1

Office

12'11" x 12'11" approx (3.96m x 3.96m approx)

Glazed window to the side elevation. Feature original open fireplace.

Store 1

16'4" x 13'5" approx (5.00m x 4.09m approx)

Glazed windows to the side elevation. Open through to store 2

Store 2

22'0" x 13'10" approx (6.71m x 4.24m approx)

Glazed windows to the side elevation. Open through to store 2

Store 3

21'5" x 12'11" approx (6.55m x 3.96m approx)

Glazed windows to the side and rear elevation

Agents Notes: Additional Information

Local Authority: Nottingham City

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

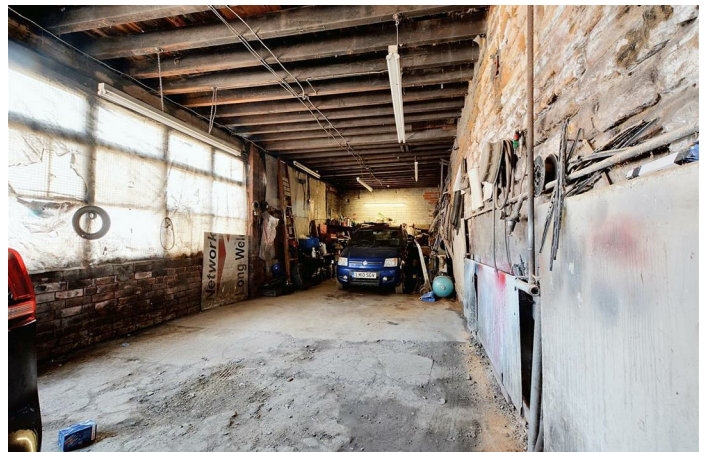
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

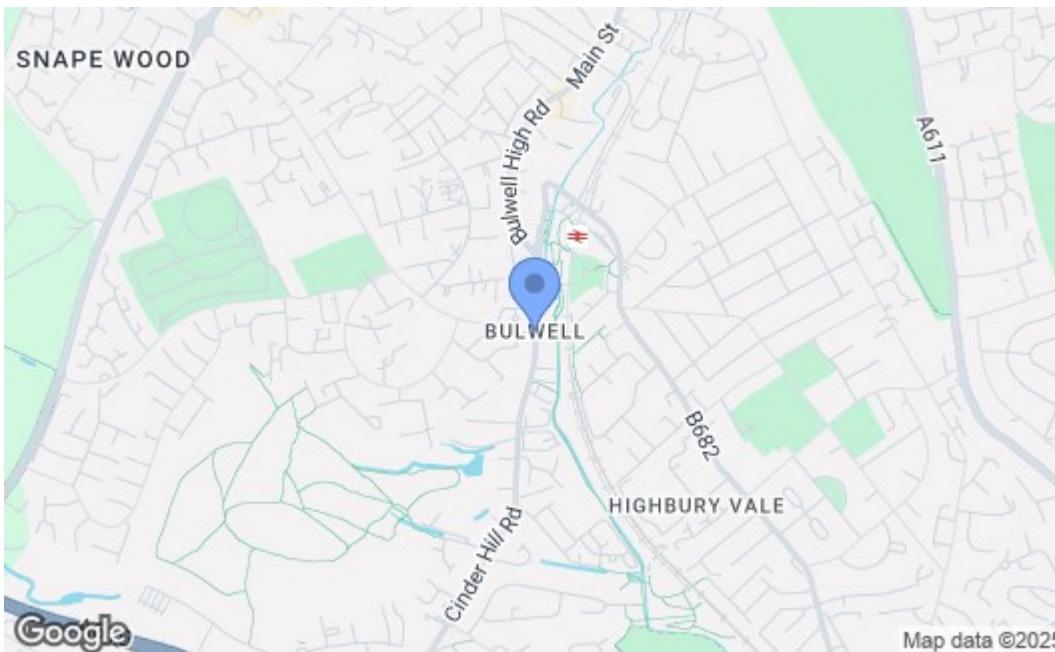


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ESTATE AGENTS

202 MAIN STREET

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GARAGE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.