



Station Road.,  
Long Eaton, Nottingham  
NG10 2DF

**£310,000 Freehold**



Robert Ellis are pleased to bring to the market this unique opportunity. Fronting a busy road in the residential area of Long Eaton, this prominent building offers a flexible investment with retail sales area to the ground floor TWO renovated one-bedroom apartments on the first floor with separate access AND a rear building with planning PASSED for development into a two-bedroom dwelling. Reference ERE : 0122/0010

The property comprises a freehold unit with the LARGE ground floor retail unit having recently been used as a busy barbers/hairdressers shop. To the ground floor front elevation, there is the main retail unit whilst to the rear, there are further kitchen facilities, WC and a treatment room. The two ONE bedroom apartments on the first floor have recently been renovated this comprises two 1 bedroom self-contained apartments, an open plan living/dining/kitchen and a separate re-fitted shower room. There is separate access to the first-floor apartments with rear access to the retail unit.

Externally there is access to the side elevation which leads to the additional large brick-built store/workshop having planning passed for development into a separate two-bedroom dwelling.

Contact the office to make your appointment to view this IDEAL INVESTMENT today. Selling with no upward chain.



## Ground Floor

### Shop Front Unit 1

24'7 x 15'1 approx (7.49m x 4.60m approx)

The shop front has vinyl flooring, window and front entrance door.

### Shop Front Unit 2

12'5 x 23'11 approx (3.78m x 7.29m approx)

The shop front has vinyl flooring, coving to the ceiling, recessed spotlights and window to the front.

### Beauty Room

18'8 x 11'9 approx (5.69m x 3.58m approx)

This treatment room has vinyl flooring with fitted base unit and stainless steel sink with a mixer tap and drainer. Having previously been used as a treatment room, offering additional use such as a store or office space subject to a buyers needs and requirements.

### w.c.

5'6 x 5'10 approx (1.68m x 1.78m approx)

With vinyl flooring, low flush w.c., pedestal wash hand basin and tiled splashbacks, inset extractor fan.

### Kitchen

5'10 x 5'2 approx (1.78m x 1.57m approx)

With fitted base units, stainless steel sink with mixer tap and drainer, tiled splashbacks, door providing access to the garage/store and vinyl flooring.

### Garage

The garage is located to the rear of the property and benefits from having a light, power and up and over door. The garage has the benefit of planning being passed for further development into a separate two bedroom dwelling ref ERE\0122\0010 (further plans can be obtained from Robert Ellis).

## First Floor

### Apartment 1

#### Entrance Hall

31'5 x 4'11 approx (9.58m x 1.50m approx)

With carpeted flooring, UPVC double glazed door, access to the loft with pull down ladder and lighting.

#### Living Room

12'5 x 11'1 approx (3.78m x 3.38m approx)

Carpeted flooring, TV point, UPVC double glazed window to the front.

#### Kitchen

11'5 x 9'2 approx (3.48m x 2.79m approx)

Vinyl flooring, range of fitted wall and base units with work surface over, inset stainless steel sink with mixer tap and drainer, tiled splashbacks, space and point for a free standing fridge freezer,

space and plumbing for an automatic washing machine, space for a cooker with extractor hood, space for a dining table.

### Bedroom 1

7'10 x 11'1 approx (2.39m x 3.38m approx)

Carpeted flooring, wall mounted electric heater, walk-in wardrobe and sky light window.

### Bathroom

7'10 x 5'10 approx (2.39m x 1.78m approx)

With tiling to the floor, chrome heated towel rail, low flush w.c., pedestal wash hand basin, corner quadrant shower enclosure with wall mounted electric shower over, obscure UPVC double glazed window to the rear.

### Apartment 2

#### Entrance Hall

31'5 x 4'11 approx (9.58m x 1.50m approx)

Carpeted flooring, access to the boarded loft space with a drop down ladder, and light, UPVC double glazed door

#### Living Room

12'5 x 11'1 approx (3.78m x 3.38m approx)

With carpeted flooring, wall mounted electric heater, TV point, UPVC double glazed window to the front.

#### Kitchen

11'5 x 9'2 approx (3.48m x 2.79m approx)

Vinyl flooring, range of fitted wall and base units with roll edged work surface over, stainless steel sink with mixer tap, space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, space for a cooker and a dining table, tiled splashbacks.

#### Bedroom 1

11'1 x 7'10 approx (3.38m x 2.39m approx)

Carpeted flooring, wall mounted electric heater, built-in cupboard with sky light window.

#### Bathroom

7'10 x 5'10 approx (2.39m x 1.78m approx)

Low flush w.c., heated towel rail, pedestal wash hand basin, panelled bath with a wall mounted shower over, tiled splashbacks, obscure UPVC double glazed window to the rear.

#### Outside

The property is accessed from Station Road with access to the rear apartment/store/garage.

#### Directions

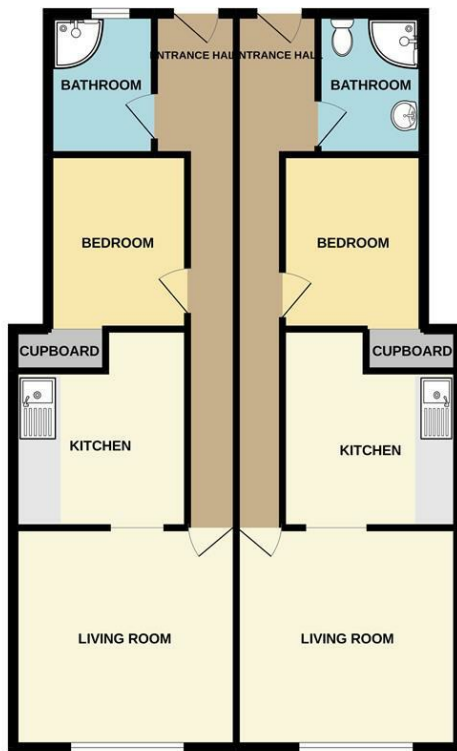
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#### Viewing

Contact Neill Millward at Robert Ellis on 0115 648 5485.



GROUND FLOOR



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			72
(55-68) D			
(39-54) E		43	
(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.