



Hucknall Lane  
Bulwell, Nottingham NG6 8AR

COMMERCIAL TO GROUND FLOOR WITH  
A SELF CONTAINED ONE BEDROOM  
APPARTMENT ABOVE.

**Offers In The Region Of £240,000 Freehold**





### \*\*\*MIXED-USE DWELLING\*\*\*

Robert Ellis are pleased to bring to the market this unique opportunity. Fronting a busy road in the residential area of Bulwell, this prominent building offers a flexible investment with a retail sales area on the ground and self-contained apartment above and a garden.

The property comprises a freehold unit with the LARGE ground floor retail unit having recently been used as a Sandwich Shop. To the ground floor front elevation, there is the main retail unit whilst, to the rear, there are further Kitchens and a W/C. Located on the ground floor is a toilet, storage room and rear lobby.

The ONE-bedroom apartment on the first floor has recently been renovated. This comprises an open plan living/dining area, a separate kitchen, a family bathroom, and a double bedroom. The apartment has separate access to the rear elevation along with the use of an enclosed garden.

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



## Ground Floor Commercial Unit

### Store Front / Food Prep Area

29'11" x 11'6" approx (9.12m x 3.51m approx)

UPVC double glazed entrance door, UPVC double glazed window to the front elevation, breakfast bar with seating space, meter cupboard, open food preparation area with laminate roll work tops with cupboards units, archway leading through to further prep area.

### Food Prep Area

9'9" x 6'9" approx (2.97m x 2.06m approx)

Tiled splashbacks, wall hung vanity, wash hand basin, base units with laminate roll work tops, internal door leading into the kitchen.

### Kitchen

15'10" x 6'9" approx (4.83m x 2.06m approx)

A range of base units incorporating laminate work surfaces above, stainless sink with mixer tap above, space and point for a freestanding cooker, tiled splashbacks, space and point for a freestanding fridge freezer, internal door leading into the rear lobby.

### Rear Lobby

5' x 6'9" approx (1.52m x 2.06m approx)

Side access door, space and point for a freestanding fridge freezer, internal door leading into the ground floor WC.

### Ground Floor WC

2'8" x 6'6" approx (0.81m x 1.98m approx)

Wall hung vanity, wash hand basin, tiled splashbacks, low level flush WC, wall mounted dimplex heater.

## First Floor Apartment

### Kitchen

7'8" x 10'0" (2.34 x 3.07m)

UPVC entrance door to the rear elevation, UPVC double glazed windows to the rear elevation, wall mounted electric heater, ceiling light point, tiled splashbacks, a range of wall and base units with worksurfaces above, integrated oven, 4 ring hob with extractor unit above, space and plumbing for an automatic washing machine, space and point for a freestanding tumble dryer, space and point for a freestanding fridge freezer, internal door leading into the hallway.

### Hallway

2'9" x 10'0" (0.86 x 3.06m)

Carpeted flooring, wall mounted electric heater, ceiling light point, internal door leading into the bathroom, open through to second hallway.

### Bathroom

6'2" x 8'5" (1.88 x 2.59m)

UPVC double glazed window to the rear elevation, ceiling light point, tiled splashbacks, built-in airing cupboard, 3 piece suite comprising of a panel bath, hand wash basin with hot and cold taps and a low level flush WC.

### Hallway

11'7" x 4'8" (3.55 x 1.44m)

Carpeted flooring, ceiling light point, internal doors leading into the lounge and up to the bedroom.

### Lounge

11'8" x 12'7" (3.56 x 3.84m)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted electric heater, ceiling light point, dado rail.

### Bedroom

11'8" x 12'7" (3.56 x 3.84m)

Velux roof window, carpeted flooring, wall light point, feature fireplace.

## Agents Notes: Additional Information

Council Tax Band: A

Local Authority: 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

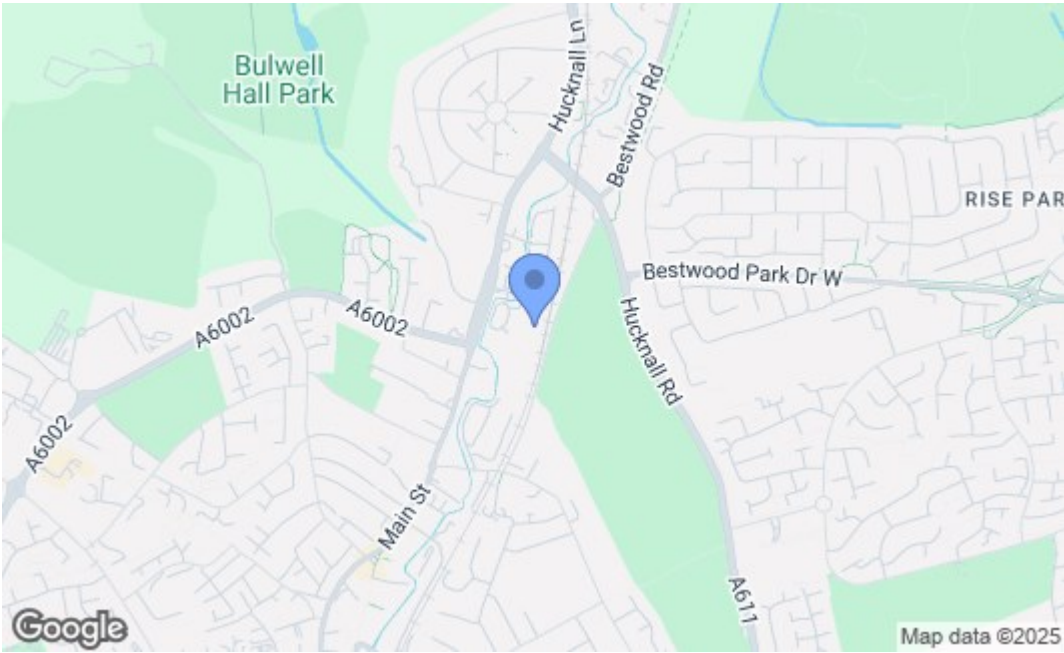
Any Legal Restrictions: No

Other Material Issues: No

I033NM/HM







| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         | 64        |
| (39-54) E   | 40      |           |
| (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.