



Station Road  
Sandiacre, Nottingham NG10 5AP

**Guide Price £130,000 Freehold**

TO BE SOLD BY PUBLIC AUCTION\* ON  
27/02/25

An opportunity has arisen to purchase this  
substantial three store mixed use  
residential/commercial building being sold with  
vacant possession



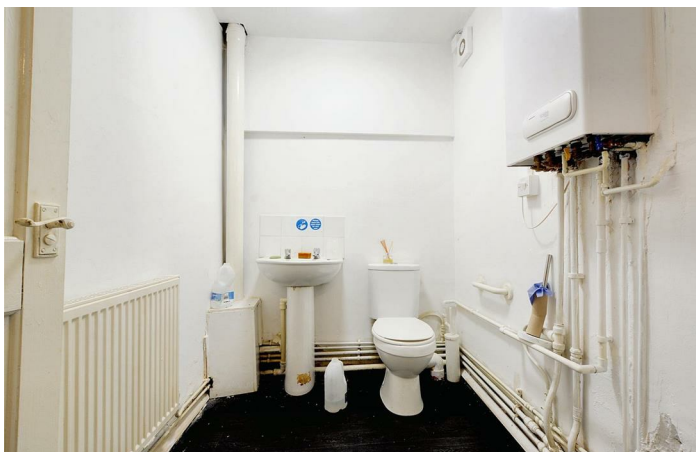
TO BE SOLD BY PUBLIC AUCTION\* 27/02/25.

An opportunity has arisen to purchase this substantial three store mixed use residential/commercial building being sold AS A GOING CONCERN INVESTMENT WITH TENANT IN SITU AT A RENT OF £12,000 PA EX.

The accommodation is arranged over three floors with a self contained ground floor commercial unit, currently used as a restaurant and take away business, offering approximately 84sqm (904sqft) internal space. Restaurant and counter to the front, large commercial kitchen with storage room and WC. There is an internal staircase allowing access to the first floor accommodation which can also be reached via an external staircase to the rear.

The residential accommodation is arranged over the first and second floors with up to three bedrooms on the first floor, as well as a living room, kitchen and bathroom, with a double bedroom located on the second floor.

Situated on a busy thoroughfare in the small town of Sandiacre, adjacent to the larger towns of Stapleford and Long Eaton. The building is on a bus route linking Nottingham and Derby. There are the usual range of shops and facilities within the area, including a Lidl. The A52 and Junction 25 of the M1 motorway is approximately half a mile away.



## GROUND FLOOR COMMERCIAL SPACE

There is a small cellar under part of the ground floor.

## RESTAURANT

29'4" x 16'0" reducing to 12'1" (8.96 x 4.88 reducing to 3.69)

Full width shop frontage.

## COMMERCIAL KITCHEN

23'9" x 14'5" (7.25 x 4.40)

Door to staircase to first floor accommodation and door to rear storage.

## REAR STORAGE

14'10" x 7'4" (4.53 x 2.26)

Door to rear lobby.

## REAR LOBBY

Door to rear yard and door to cloaks/WC.

## CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC.

## RESIDENTIAL ACCOMMODATION

### RECEPTION ROOM

14'9" x 14'9" (4.52 x 4.51)

Two skylights and door leading to external staircase descending to rear yard. Door to landing. Stairs leading to the second floor.

### BATHROOM

8'7" x 6'11" (2.63 x 2.12)

Three piece suite comprising wash hand basin, low flush WC, bath with electric shower over.

### KITCHEN

8'7" x 7'9" (2.64 x 2.37)

Range of wall and base units with work surfacing, stainless steel sink unit, gas cooker point, double glazed window.

### BEDROOM

9'5" x 6'2" (2.89 x 1.89)

Radiator, double glazed window.

### BEDROOM

9'4" x 6'3" (2.87 x 1.93)

Radiator, internal window.

### BEDROOM

16'2" x 12'0" (4.94 x 3.68)

Radiator, double glazed window to the front.

### SECOND FLOOR BEDROOM

17'10" x 11'3" (5.45 x 3.43)

Radiator, double glazed dormer windows to the front and rear.

## OUTSIDE

The property fronts the pavement. Access to the rear, shared rear service yard from Rutland Grove.

## AUCTION

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

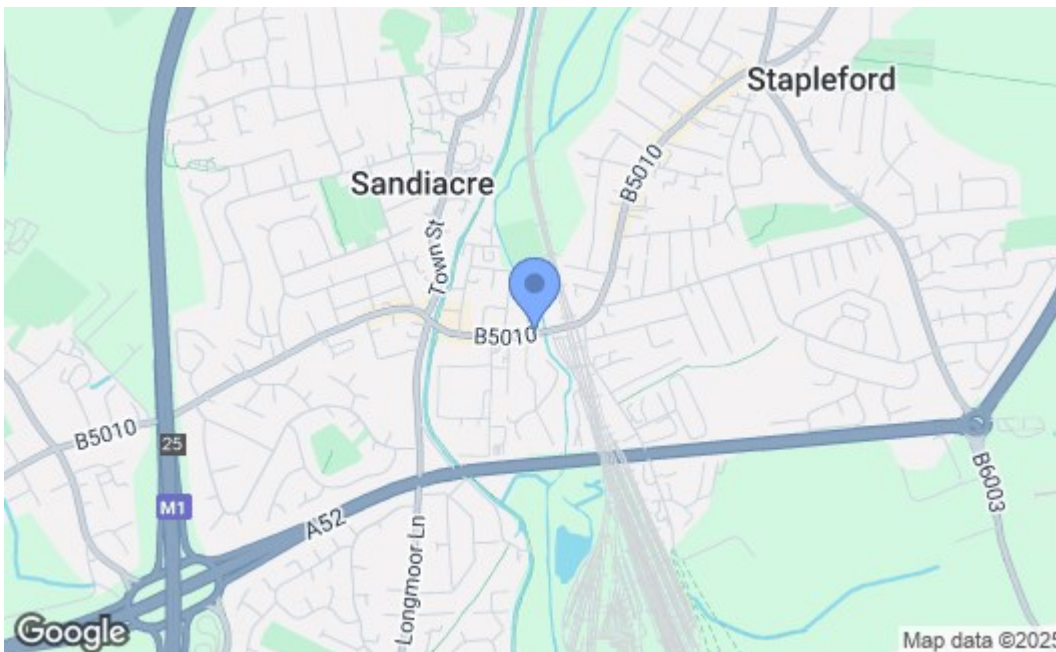
Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			70
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.