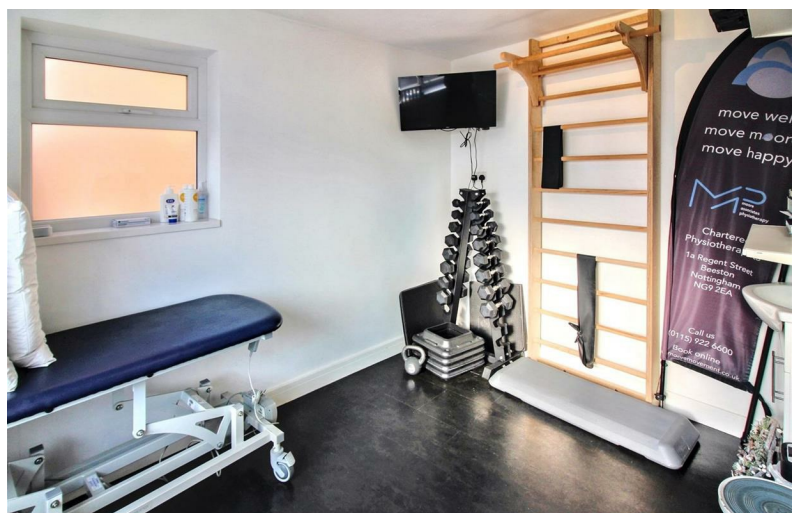


Robert Ellis

look no further...



Regent Street,
Beeston, Nottingham
NG9 2EA

£80,000 Freehold

0115 922 0888



/robertellisestateagent



@robertellisea



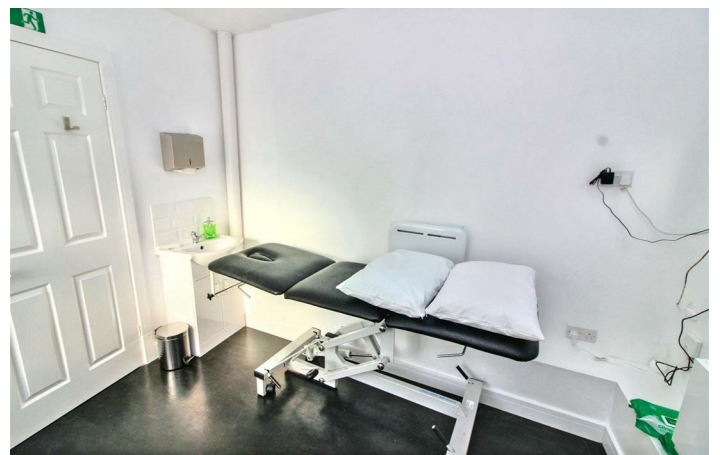
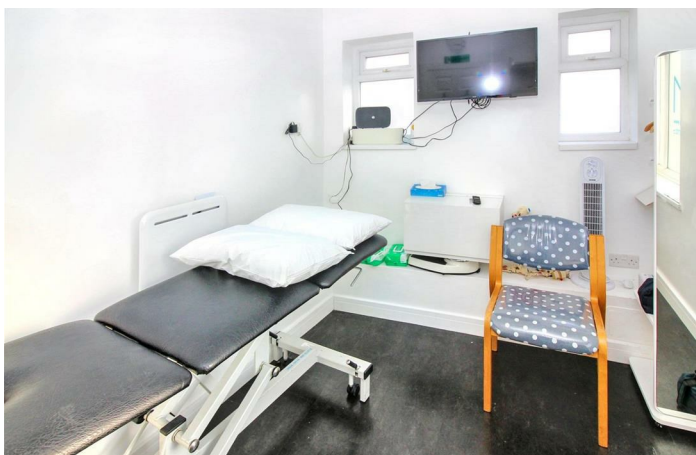
The opportunity has risen to purchase a single story freehold commercial building, offering 24.1sqm (79²) of internal space.

Available immediately with vacant possession, this unit was previously used as a physio practice, and is set up with two consultancy rooms, reception lobby, kitchenette, and toilet facilities.

Modernised and improved in recent times, this turnkey property is a fantastic opportunity for both owner occupiers businesses and property investors, and would suit a similar business profile, as well a beautician, nail bar, great for a start up business, offices, etc.

Situated in this high-profile position, fronting but just off Beeston High Road and Town Centre. Beeston is a vibrant market town, approximately three miles from Nottingham City Centre, and has a great variety of shops and amenities and fantastic transport links, with bus, tram, and train. There is timed public parking to road in the front, and there is an adjacent pay and display car park.

As seldom does freehold units like this come for sale, we strongly recommend an early internal viewing to avoid disappointment.



Reception Lobby

8'5" x 5'9" (2.58m x 1.76m)

UPVC double-glazed front entrance door. UPVC double-glazed window, doors to consultancy rooms, door to kitchenette, and door to cloaks WC.

Consultancy Room One

8'9" reducing to 8'2" x 10'1" increasing to 11'0" (2.68m reducing to 2.50m x 3.09m increasing to 3.37)

Wash-hand basin with vanity unit, wall mounted electric heater, UPVC double-glazed window to the front and side elevation.

Consultancy Room Two

8'10" reducing to 8'0" x 10'3" (2.71m reducing to 2.46m x 3.14m)

Wash-hand basin with vanity unit, wall mounted electric heater, UPVC double-glazed window, to the side and front elevation.

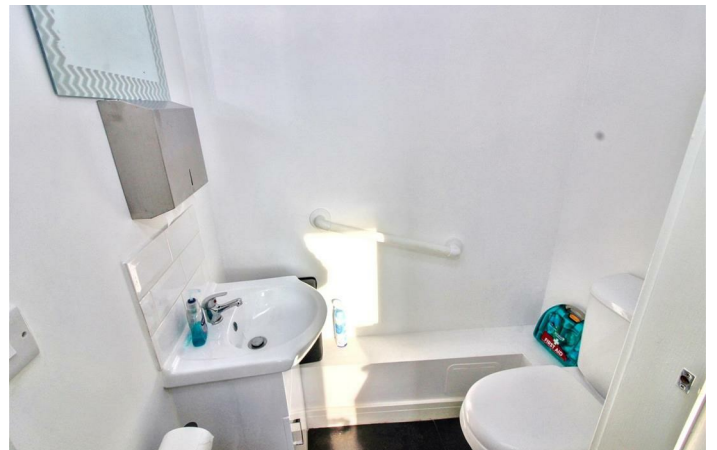
Kitchenette

Stainless steel sink unit, work surfacing and shelving.

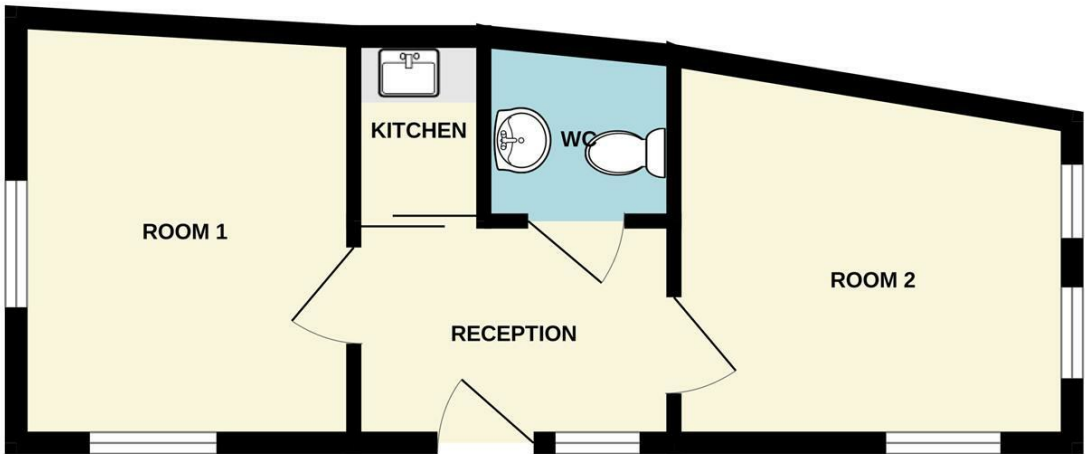
Cloaks WC

3'6" x 4'11" (1.08m x 1.5m)

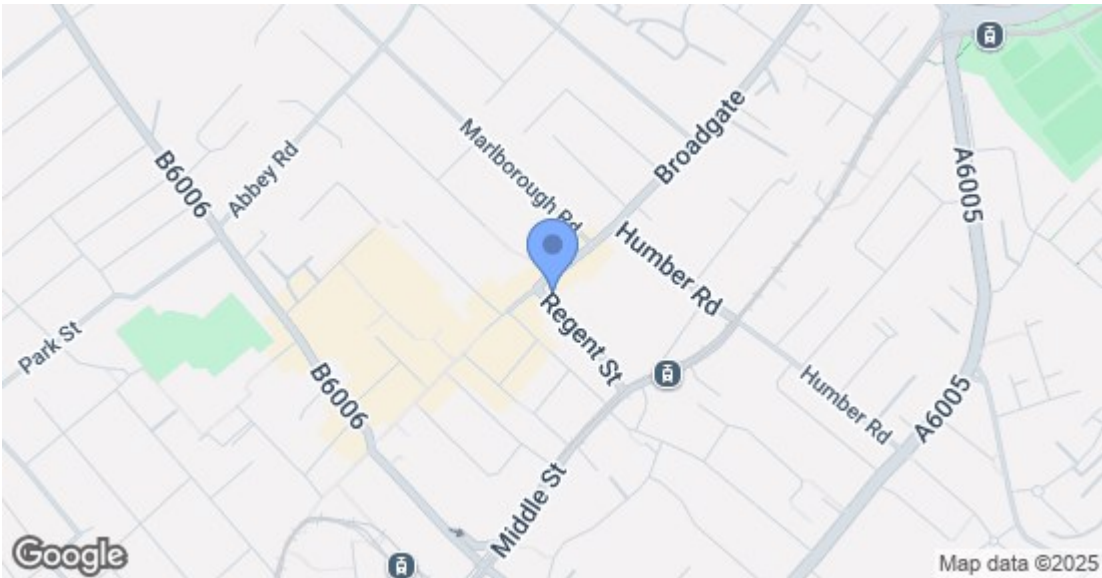
Wash-hand basin with vanity unit, and low-flush WC.



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.