



Hall Street  
Sherwood, Nottingham NG5 4AS

**Asking Price £240,000 Freehold**

A CORNER COMMERCIAL SHOP UNIT,  
SELLING WITH NO UPWARD CHAIN.



A fantastic opportunity to acquire this freehold corner commercial unit, ideally positioned just off the busy High Street in Sherwood, Nottingham. This thriving and ever-popular area is well known for its independent shops, cafés, bars, and strong community atmosphere, making it an excellent location for a variety of businesses.

The property offers a spacious retail area with a prominent corner position, ensuring high visibility and footfall. On the ground floor we have two shop floor rooms and a kitchen providing added convenience for staff.

Two office/storage rooms on the first floor with cloakroom, which can also be utilised as one bedroom accommodation, and an additional office/storage room located on the top floor.

The property benefits from having a large basement office providing further storage space.

The unit is further enhanced by good surrounding parking, making it easily accessible for both customers and employees.

Sherwood continues to grow as one of Nottingham's most desirable commercial and residential locations, attracting a mix of independent retailers and national brands. Its excellent transport links to the city center and surrounding suburbs further add to its appeal.

A rare opportunity to purchase a freehold commercial unit in this sought-after area. For more information or to arrange a viewing, please contact us today.



### Reception One/Main Shop

13'9 x 10'11 approx (4.19m x 3.33m approx)

UPVC double glazed door to the front side elevation with large picture windows to both front and side, laminate floor covering, ceiling light point, coving to the ceiling, wall mounted double radiator.

### Kitchen

16'03 x 6'07 approx (4.95m x 2.01m approx)

UPVC double glazed windows to the side and rear elevations, 1 1/2 bowl stainless steel sink with mixer tap over, tiled splashbacks, laminate flooring, storage cupboard with laminate worksurface over providing useful additional storage space, wall mounted double radiator, picture rail, ceiling light point, UPVC double glazed door leading to the rear yard.

### Side Lobby

2'9 x 2'10 approx (0.84m x 0.86m approx)

UPVC double glazed door to the side elevation, laminate flooring, staircase ceiling light point, stairs leading to first floor landing, panelled doors leading off too;

### Rear Reception Room

12'11 x 11'2 approx (3.94m x 3.40m approx)

UPVC double glazed door to the side elevation, laminate floor covering, UPVC double glazed window to the rear elevation, coving to the ceiling, ceiling light point, bi-folding door leading through to kitchen.

### First Floor Landing

Staircase leading to the top floor storeroom, UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, panelled doors leading off to rooms.

### Bedroom One

14'3 x 10'9 approx (4.34m x 3.28m approx)

UPVC double glazed window to the front elevation, wall mounted double radiator, ceiling light point, with additional windows to the front and side elevations.

### Cloakroom

4'5 x 4' approx (1.35m x 1.22m approx)

UPVC double glazed window to the rear elevation, low level flush WC, pedestal wash hand basin with separate hot and cold taps, linoleum floor covering, ceiling light point.

### Bedroom Two

10'3 x 10'1 approx (3.12m x 3.07m approx)

Wall mounted double radiator, ceiling light point, built-in

storage to chimney recess, linoleum floor covering, airing cupboard housing glow worm gas and central heating combination boiler providing gas and central heating to the property, dado rail, walk-in shower enclosure with tiled mains fed shower and tiled splashbacks, internal glazed door leading to cloakroom.

### Top Floor Storeroom

10'10 x 12'07 approx (3.30m x 3.84m approx)

UPVC double glazed window to the side elevation, ceiling light point, built-in storage for shelving and racking, wall mounted radiator.

### Basement Office/Storage

13'2 x 10'7 approx (4.01m x 3.23m approx)

The basement offers additional clean dry storage space subject to the buyers needs and requirements comprising gas meter point, ceiling light point, additional storage to the rear.

### Rear Store

12'8 x 10'3 approx (3.86m x 3.12m approx)

Ceiling light point, offering additional clean dry storage space.

### Rear of Property

To the rear of the property there is rear yard with secure gated access to the rear, fencing to the boundaries, rear access door.

### External WC

3'8 x 2'6 approx (1.12m x 0.76m approx)

Window to the rear elevation, low level flush WC, ceiling light point, shelving for additional storage.

### 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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

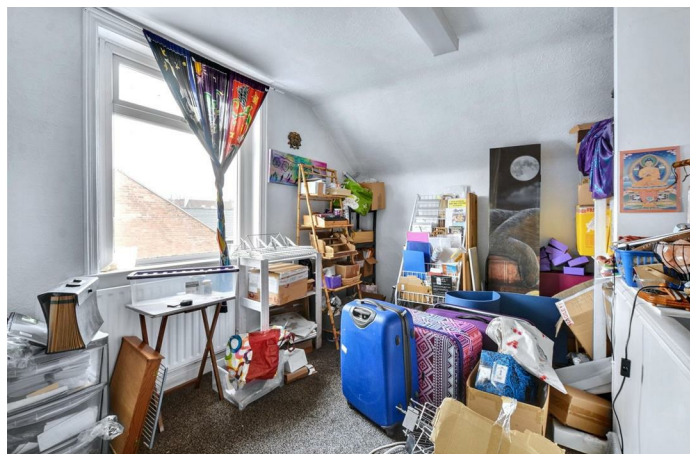
Flood Risk: No flooding in the past 5 years

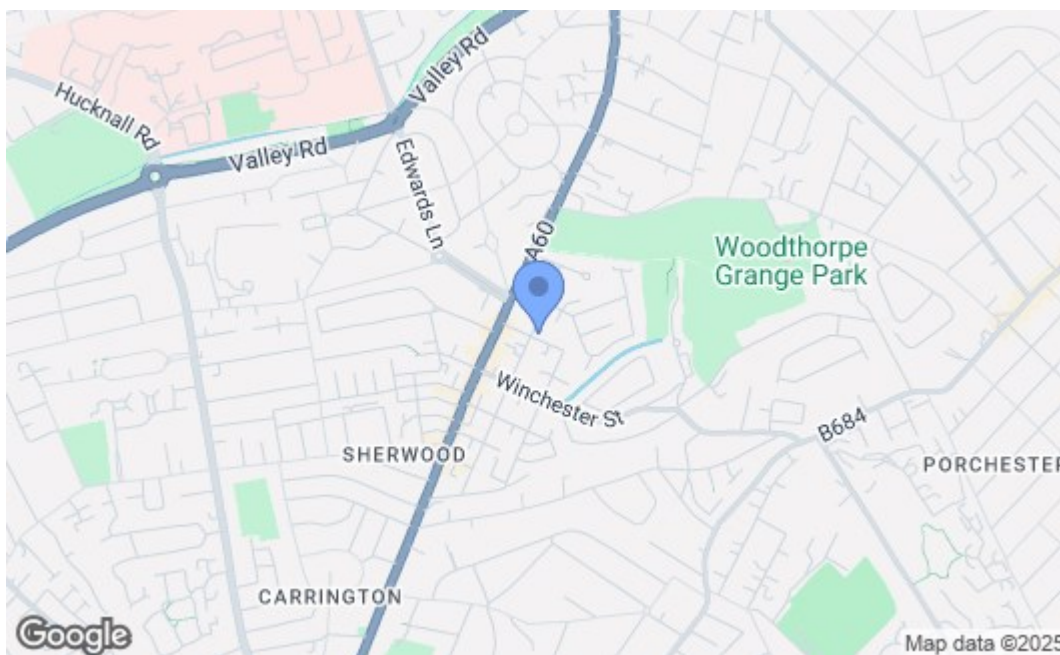
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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			
<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.