



Derby Road
Stapleford, Nottingham NG9 7AD

£215,000 Freehold

A FREEHOLD MIXED
RESIDENTIAL/COMMERCIAL INVESTMENT.



An interesting opportunity has arisen to purchase this substantial freehold mixed residential/commercial investment.

Situated on a corner position in the town centre of Stapleford, the property comprises a ground floor commercial unit of approximately 74sqm which is currently occupied and let on a 6 year lease from 2025 and is run as a cafe/bistro.

To the first floor is a large self-contained two double bedroom flat offering around 76sqm in space and is currently vacant. The flat benefits from gas fired central heating served from a combination boiler, a relatively modern kitchen, utility room and four piece bathroom/WC with shower. The flat has a valid electrical safety certificate and gas safety certificate available.

This prominent building is situated on a corner position within the town centre of Stapleford, with a population of just over 15,000. The town sits equidistant between the cities of Nottingham and Derby, and has a good variety of national and independent retailers, as well as local amenities and regular bus routes linking the two cities. The town has recently been awarded circa £22 million from Central Government as part of the levelling up fund and various infrastructure projects are underway, improving the town for both local residents and the business community.

The commercial element is currently generating £600 PCM, increasing to £700 PCM in 2027, and we anticipate the residential element let as a whole will generate in the region of £800PCM. We therefore predict that this investment will generate at least an 8% gross yield.

A great, long term investment opportunity. For further information and to view, please contact the Stapleford Branch of Robert Ellis.



COMMERCIAL ELEMENT

The commercial element consists of a ground floor self-contained unit, currently let and ran as a cafe/bistro at a rent of £600 PCM, rising to £700 PCM in 2027. The lease was signed at the start of 2025 with a 6 year term having a 3 year break clause on an internal repairing basis. The unit offers approximately 73.8sqm of useable internal space and consists of an open plan dining area with commercial kitchen, staff and customer toilets, and store room.

RESIDENTIAL ELEMENT

The flat is accessed from a locked gate to the side of the property. The gate provides access to an enclosed shared yard space where there is a uPVC double glazed door giving access to the flat.

ENTRANCE LOBBY

uPVC double glazed front entrance door, stairs leading to the first floor landing.

FIRST FLOOR LANDING

Giving access to living room and kitchen.

KITCHEN

9'5" x 7'6" (2.89 x 2.29)

Range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Under-counter appliance space, double glazed window. Loft hatch which gives access to the loft space where the gas combination boiler (for central heating and hot water) is located. Opening to utility room.

UTILITY ROOM

7'1" x 7'1" (2.16 x 2.16)

Wall and base cupboards with work surfacing, double glazed window.

LIVING ROOM

14'11" x 11'11" (4.56 x 3.65)

Radiator, double glazed window. Door to central lobby.

CENTRAL LOBBY

18'4" x 5'10" (5.61 x 1.8)

Radiator, double glazed window. Open to corridor giving access to the bathroom and doors to the bedroom.

BEDROOM ONE

14'4" x 8'11" (4.39 x 2.74)

Radiator, double glazed window to the front.

BEDROOM TWO

14'4" x 8'11" (4.39 x 2.74)

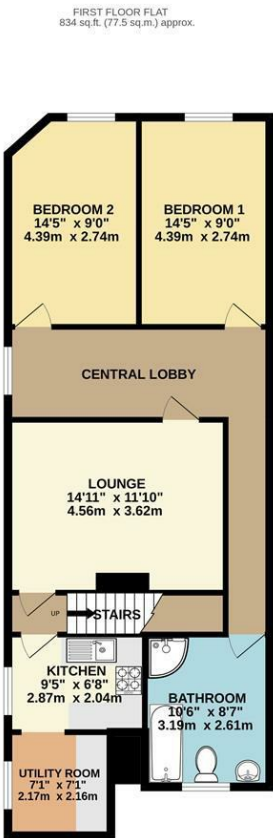
Radiator, double glazed window to the front.

BATHROOM

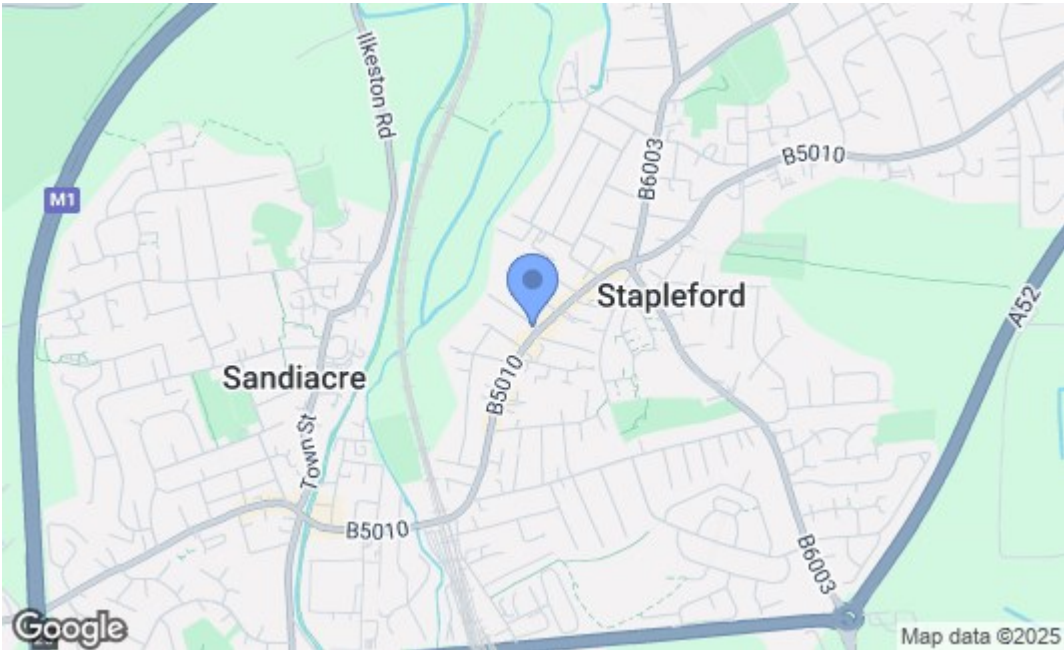
10'5" x 8'6" (3.19 x 2.61)

Four piece suite comprising pedestal wash hand basin, low flush WC, bath and corner shower cubicle. Radiator, double glazed window.





TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.
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 misstatement. 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.
Made with Metropix ©2025



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.