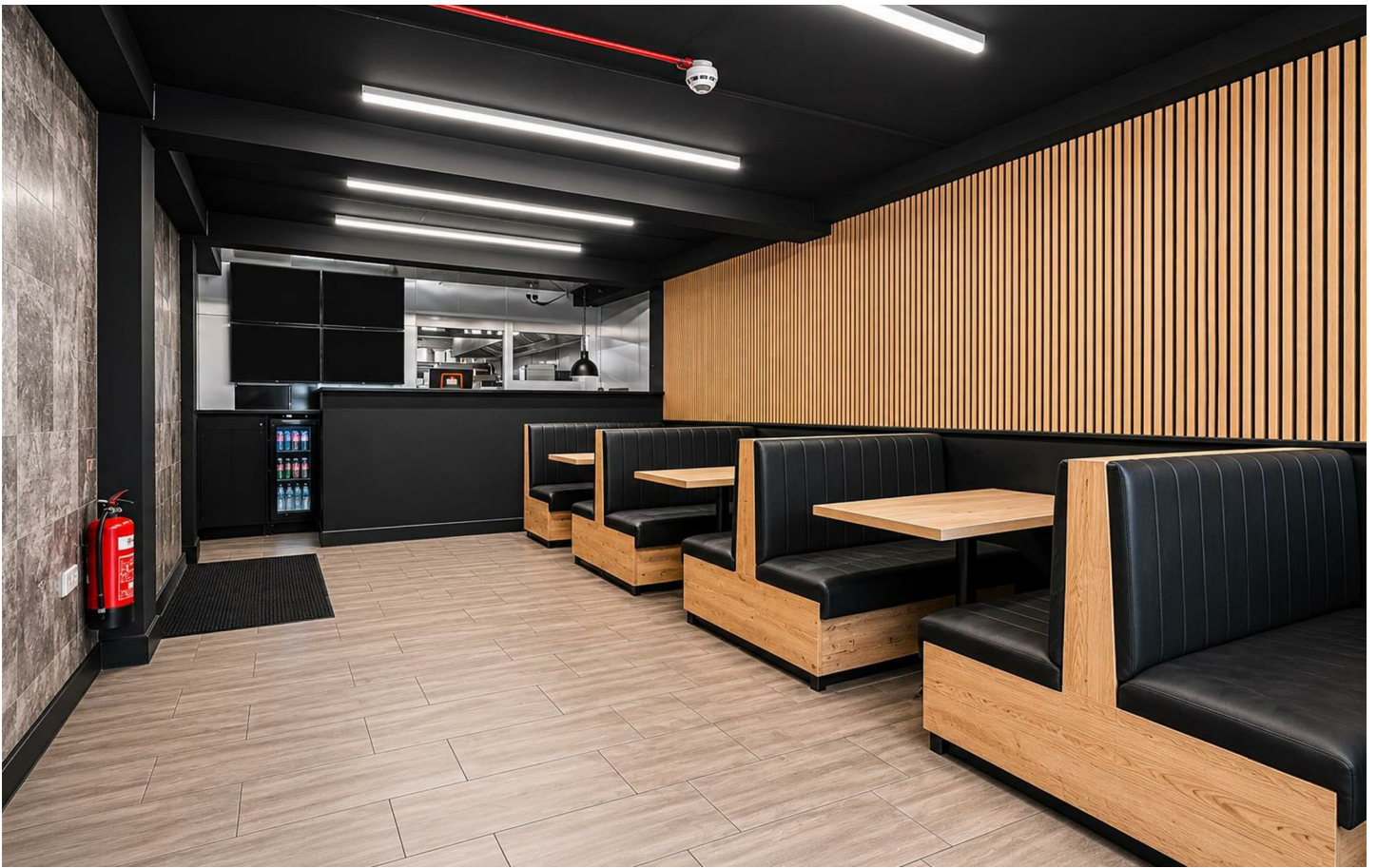




Alfreton Road  
Nottingham NG7 3NN

MIXED COMMERCIAL AND RESIDENTIAL  
HMO INVESTMENT PROPERTY

**Asking Price £435,000 Freehold**



A MIXED USE COMMERCIAL AND RESIDENTIAL INVESTMENT PROPERTY SITUATED IN A PROMINENT POSITION ON ALFRETON ROAD, NOTTINGHAM, WITH A GROUND FLOOR COMMERCIAL UNIT AND THREE BEDROOM HMO ACCOMMODATION ABOVE.

Robert Ellis are pleased to bring to the market this mixed commercial and residential investment opportunity positioned on Alfretton Road, Nottingham, within easy reach of Nottingham city centre, Nottingham Trent University and a wide range of local amenities, shops, transport links and facilities.

The property offers versatile accommodation arranged over the ground and upper floors, with the ground floor currently providing a commercial unit, fully let as a main shop/dining area, commercial kitchen, utility area and rear yard access. The shop area has a double glazed entrance door and window to the front elevation, tiled flooring, ceiling light points and access through to the kitchen area. The commercial kitchen provides tiled flooring, splashbacks, shelving and work surface space, with a further utility area to the rear including a stainless steel sink, tiled splashbacks and a wall mounted gas central heating combination boiler.

To the rear of the property there is a yard area with secure access to the residential HMO accommodation, an outside WC, secure gated side passageway and a staircase leading to the residential conversion above.

The HMO accommodation comprises three good size bedrooms, each benefiting from its own en-suite shower room. Bedroom one and bedroom three are positioned to the front elevation, with bedroom two to the rear, and all rooms have access to private en-suite facilities including a walk-in shower enclosure, low level flush WC and vanity wash hand basin. There is also a shared kitchen/dining area fitted with a range of matching wall and base units, work surfaces, stainless steel sink, integrated oven, hob and extractor hood, tiled splashbacks, space for appliances and seating area.

The property is ideally placed for access to Nottingham city centre, local shops and amenities, Nottingham Trent University and regular transport links, making it an attractive opportunity for investors looking for a mixed-use property with commercial and residential income potential.

Offered to the market as a ready made investment, an internal viewing comes highly recommended to appreciate the accommodation and opportunity on offer.



## Commercial Unit

### Shop Area

12'5 x 27'6 approx (3.78m x 8.38m approx)

Double glazed entrance door and window to the front elevation giving access to the main shop and dining area, tiling to the floor, ceiling light points, counter unit with archway leading through to the kitchen area.

### Kitchen

17'11 x 9'06 approx (5.46m x 2.90m approx )

Commercial kitchen, tiling to the floor, splashbacks, shelving, work surface space, archway leading through to the rear utility.

### Utility

6'6 x 4'11 approx (1.98m x 1.50m approx)

Side access door, double stainless steel sink with separate hot and cold taps, tiled splashbacks, tiling to the floor, wall mounted Ideal gas central heating combination boiler providing instant hot water and central heating to the property.

### Rear Yard

Rear yard area with secure access to the HMO, outside WC, secure gated side passageway, staircase leading to the residential HMO conversion.

## HMO

### Bedroom One

13'07 x 13'09 approx (4.14m x 4.19m approx )

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, panelled door leading to the en-suite.

### En-Suite

6'03 x 3'09 approx (1.91m x 1.14m approx)

Walk-in shower enclosure, low level flush WC, vanity wash hand basin with storage cupboard below, tiling to the walls, tiling to the floor, ceiling light point, extractor fan.

### Bedroom Two

10' x 13'05 approx (3.05m x 4.09m approx )

UPVC double glazed window to the rear elevation, ceiling light point, laminate flooring, panelled door leading to the en-suite.

### En-Suite

6' x 3'4 approx (1.83m x 1.02m approx)

Walk-in shower enclosure, low level flush WC, vanity wash hand basin with storage cupboard below, tiling to the walls, tiling to the floor, ceiling light point, extractor fan.

### Bedroom Three

13'05 x 12'01 approx (4.09m x 3.68m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, panelled door leading to the en-suite shower room.

### En-Suite

6'04 x 3'04 approx (1.93m x 1.02m approx)

Walk-in shower enclosure, low level flush WC, vanity wash hand basin with storage cupboard below, tiling to the walls, tiling to the floor, ceiling light point, extractor fan.

### Kitchen

12'11 x 13'07 approx (3.94m x 4.14m approx)

UPVC double glazed window to the rear elevation, a range of matching wall and base units incorporating laminate work surfaces over, stainless steel sink with mixer tap over, integrated oven with four ring hob over and stainless steel extractor hood above, tiled splashbacks, tiling to the floor, wall mounted radiator, seating area, space and point for a fridge freezer, space and plumbing for a washing machine.

## 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 17mbps Superfast 80mbps

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





Robert Ellis  
ESTATE AGENTS



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			
		73	79
<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.