



GROUND FLOOR SHOP UNIT,
OFFERED AS A SHELL

106 Burton Road, Carlton, Nottingham,
NG4 3BG

£1,500 Per Month

0115 9490044



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@robertellisea

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Robert Ellis are pleased to bring to the market this spacious ground floor shop unit situated on Burton Road in Carlton, Nottingham.

The property offers a versatile commercial space with dual aspect frontage and UPVC double glazed windows to both the front and side elevations, providing a bright and visible trading area.

Currently offered as a shell, the unit requires further works, with the landlords willing to discuss the scope of works depending on the proposed use. The premises could lend itself to a number of potential uses, such as a restaurant, coffee shop, office or general commercial outlet, subject to any necessary permissions and consents.

Internally, the accommodation comprises a generous main shop floor, rear kitchen/office area, separate WC and useful understairs storage.

An early viewing is recommended to appreciate the space on offer and to discuss potential use and works required.

Shop Unit

This spacious ground floor shop unit benefits from having dual aspect with UPVC double glazing currently being offered as a shell with further works required which the vendors would be willing to discuss offering a number of potential uses such as restaurant, coffee shop, office or commercial outlet.

Contact the agent to arrange a viewing and discuss potential use and scope of works required.

Main Shop Floor 26'6 x 15'03 approx (8.08m x 4.65m approx)

Front entrance door, UPVC double glazed windows to the front and side elevations, access through to potential kitchen area and separate WC.

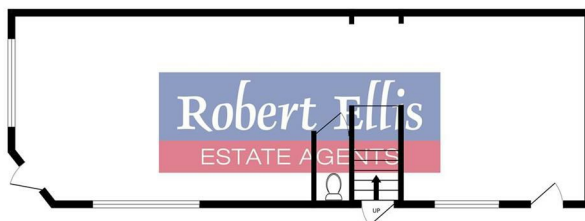
WC 6'02 x 2'11 approx (1.88m x 0.89m approx)
Low level flush WC, ceiling light point.

Rear Kitchen/Office 9' x 15'05 approx (2.74m x 4.70m approx)
UPVC double glazed window and side access door, tiling to the floor.

Understairs Storage 6'09 x 3'04 approx (2.06m x 1.02m approx)
Useful downstairs storage space.

Robert Ellis
ESTATE AGENTS

GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.2 sq.m.) approx.
We warrant every attempt has been made to ensure the accuracy of the foregoing information, but measurements of floor, wall, ceiling, height and area given herein 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 layout, fixtures and appliances shown have not been tested and no guarantee is given for their operation or fitness for purpose.
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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.