Robert Ellis

look no further...







Derby Road,
Nottingham,
NG1 5BB

£390,000 Freehold

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The property comprises a tenanted, mid-terraced building arranged over four floors, providing a ground floor retail unit, a one-bedroom, self-contained flat on the first floor, and a two-storey, two-bedroom flat occupying the second and third floors.

Both residential flats benefit from independent access via a shared rear yard and are fully furnished and finished to a high specification, offering well-appointed accommodation suitable for the local professional and student rental market. The flats are presented as ready-to-let investment units, requiring no immediate capital expenditure.

Access to the rear of the property is gained via an adjacent open, rough-surfaced car parking area. Please note that this car parking area is not included within the title.

Tenancy

The ground floor retail unit is let by way of a 10-year lease from June 2018.

The residential accommodation is let by way of separate Assured Shorthold Tenancies. The current annual rental income is as follows:

99 Derby Road (Ground Floor Retail) – £10,000 per annum exclusive

99b Derby Road (First Floor Flat) – £13,020 per annum

99a Derby Road (Second & Third Floor Flat) – £14,400 per annum

Total Current Income: £37,420 per annum

Location

The property forms part of a tertiary retail frontage within a suburban area on the western periphery of Nottingham, approximately 0.8 km (0.5 miles) from the city's central retail district.

Nottingham Trent University (City Campus) is located approximately 0.3 miles (0.5 km) away, equating to a 5–10 minute walk or a short journey via the Nottingham Express Transit (NET) tram network.

The University of Nottingham (University Park Campus) lies to the west of the city centre and is within close proximity to Lenton and Wollaton. From the Derby Road/Lenton area, the campus is typically a 10–15 minute walk (approximately 1.0–1.2 miles / 1.6–2.0 km).





Ground Floor Retail Unit
Single retail unit at ground floor level.

(51.1 M2)
(550 Ft2)

Outside Rear (Access to Apartments)
Fencing to the boundaries with gated access to the patio area providing outdoor seating space, entrance door to apartment one, staircase leading to apartment two entrance door.

Apartment One

Entrance Hallway
UPVC double glazed door to the rear elevation leading into the entrance hallway comprising laminate flooring, wall mounted radiator, storage cupboard, doors leading off to:

Bedroom
10'2" x 7'10" approx (3.1 x 2.4 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, built-in wardrobes, laminate flooring.

Shower Room
6'10" x 5'10" approx (2.1 x 1.8 approx)
Laminate flooring, tiled splashbacks, handwash basin with mixer tap, WC, shower enclosure with mains fed rainwater shower over, extractor fan.

Kitchen
6'2" x 6'10" approx (1.9 x 2.1 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a fridge, integrated microwave, integrated dishwasher, oven with induction hob over and extractor hood above, laminate flooring.

Lounge Diner
13'9" x 18'4" approx (4.2 x 5.6 approx)
Spacious lounge diner with bay window to the front elevation, ample space for a dining table, laminate flooring, ceiling rose, fireplace.

Apartment Two

Entrance Lobby
Wall mounted radiator, stairs leading down to the entrance hallway, carpeted flooring.

Entrance Hallway
Laminate flooring, carpeted staircase leading to the upstairs landing, doors leading off to:

Kitchen
7'10" x 13'5" approx (2.4 x 4.1 approx)
UPVC double glazed window to the rear elevation, laminate flooring, wall mounted radiator, breakfast bar, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a fridge, integrated microwave, integrated dishwasher, oven with induction hob over and extractor hood above, laminate flooring.

Lounge Diner
11'5" x 13'1" approx (3.5 x 4.0 approx)
Laminate flooring, two double glazed windows to the front elevation, wall mounted radiator, fireplace, ceiling rose, ample space for a dining table, door leading off to the WC.

WC
4'7" x 2'7" approx (1.4 x 0.8 approx)
WC, wash hand basin with mixer tap, tiled splashbacks, laminate flooring.

Landing
Carpeted flooring, access to the loft, doors leading off to:

Bedroom One
11'5" x 11'1" approx (3.5 x 3.4 approx)
Double glazed window to the rear elevation, wall mounted radiator, wooden flooring, fireplace, panelling to the wall, stained glass internal window.

Bedroom Two
9'2" x 11'5" approx (2.8 x 3.5 approx)
Two double glazed windows to the front elevation, wall mounted radiator, wooden flooring, fireplace, stained glass internal window.

Shower Room
3'3" x 4'11" approx (1.0 x 1.5 approx)
Tiled splashbacks, WC, handwash basin with mixer tap, extractor fan, shower cubicle with mains fed shower over.

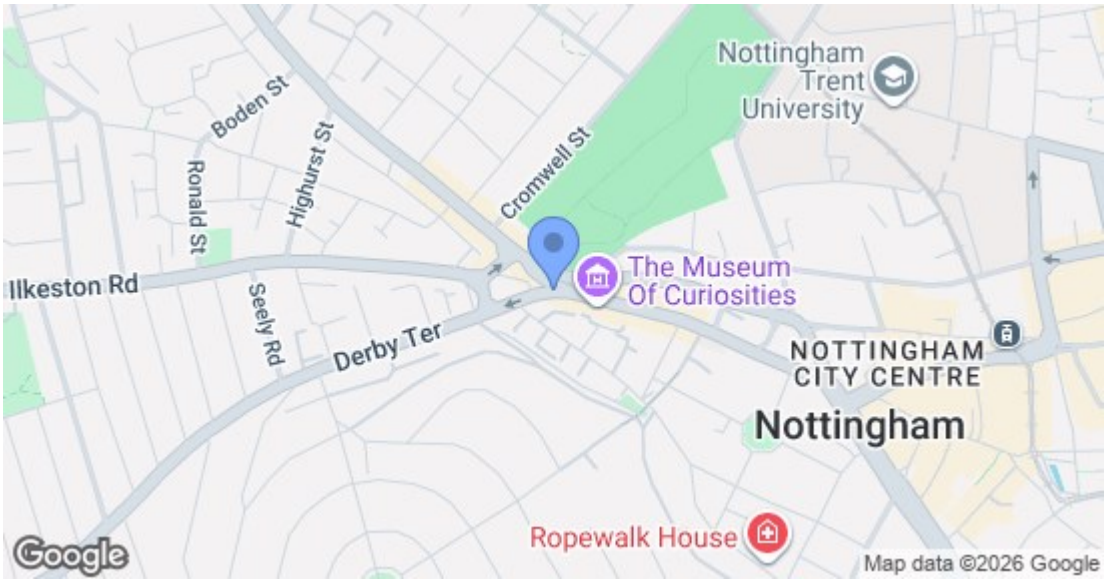
Agents Notes: Additional Information
Council Tax Band: A
Local Authority:Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No

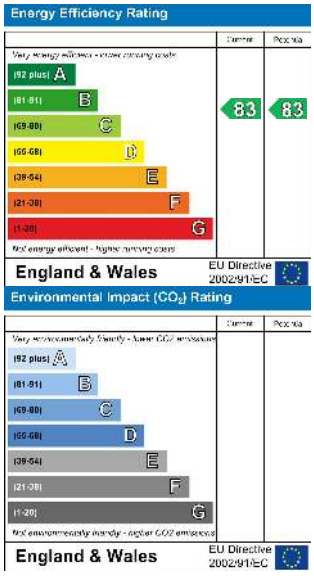












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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