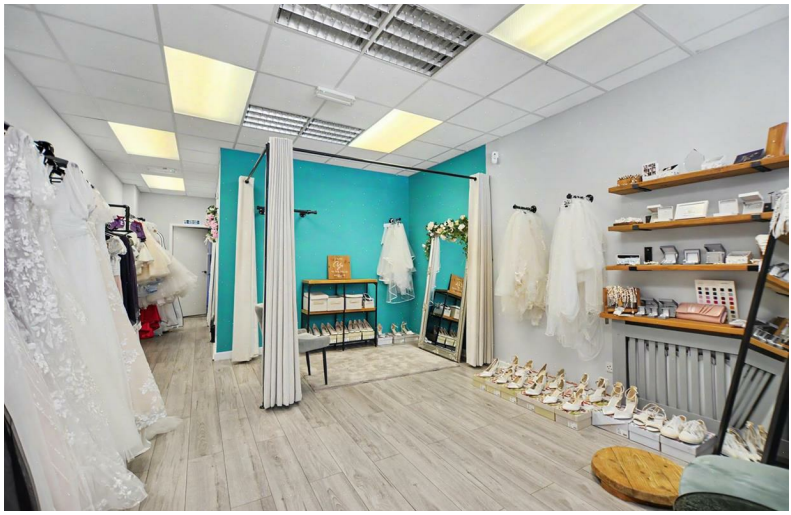
Robert Ellis

look no further...



Market Place,
Long Eaton, Nottingham
NG10 1JQ

£250,000 Freehold

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AN EXCELLENT INVESTMENT OPPORTUNITY TO ACQUIRE A MIXED-USE COMMERCIAL AND RESIDENTIAL PROPERTY, PRODUCING A COMBINED INCOME OF £1,620 PCM.

Robert Ellis are delighted to bring to the market this fantastic investment opportunity comprising a ground floor commercial unit and a spacious duplex apartment above. The property is being sold as an investment only, with both elements currently tenanted and generating a strong rental income.
The commercial unit is currently let at £870 PCM on a tenancy agreement running until June 2027 and is presently occupied as a bridal shop. The business itself is not included within the sale, only the freehold property. The shop is well presented by the current tenants and benefits from an attractive retail frontage, a spacious sales area, a separate enclosed storage room, rear lobby with access to the rear, kitchen facilities and a WC.

Above the commercial premises is a substantial duplex apartment currently generating £795 PCM. Arranged over two floors, the accommodation comprises a fitted kitchen, spacious living room, separate bathroom and WC, with two well proportioned bedrooms situated on the upper floor.
Producing an annual income of approximately £19,440, this represents an excellent opportunity for investors seeking an established mixed-use property with tenants already in place and immediate rental return.

Retail Area
25'7 x 13'11 approx (7.80m x 4.24m approx)
Windows to the front, central access door, suspended ceiling, light and wall heater.

Office/Store
12'6 x 9' approx (3.81m x 2.74m approx)
With suspended ceiling and ceiling light points.

Rear Lobby
With rear fire door leading out to the enclosed garden, panelled door to:

Kitchen
8'11 x 6'3 approx (2.72m x 1.91m approx)
Window to the side elevation, stainless steel sink with hot and cold taps, base units, shelving for further storage, panelled door to:

Cloaks/w.c.
Wall mounted vanity wash hand basin and low flush w.c., window to the side and a light.

Duplex Apartment
With private secure access to the first floor landing area with a UPVC sash style window to the rear, light and internal panelled door to:

Entrance Hall
Stairs leading to the second floor and panelled doors to:

Living Room
14'7 x 22'10 approx (4.45m x 6.96m approx)
With three sash style windows to the front, ceiling light point, coving to the ceiling and feature open fireplace with original mantle and hearth.

Kitchen
12'3 x 11'2 approx (3.73m x 3.40m approx)
UPVC sash style window to the rear, stainless steel sink with hot and cold taps, tiled splashbacks and ceiling light point.

Bathroom
Panelled bath, recessed vanity wash hand basin with storage cupboards below, UPVC sash style window to the side, ceiling light point.

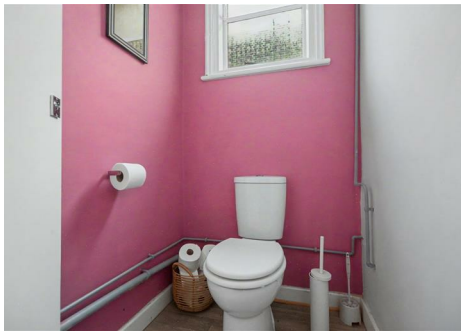
Separate w.c.
Low flush w.c., UPVC sash style window to the side, ceiling light point.

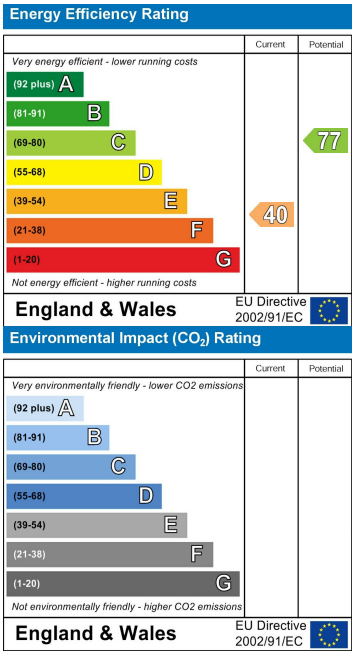
Second Floor Landing
Loft access hatch, ceiling light point and panelled doors to:

Bedroom 1
14'8 x 12'6 approx (4.47m x 3.81m approx)
Two sash style windows to the front and ceiling light point.

Bedroom 2
11' x 10'2 approx (3.35m x 3.10m approx)
UPVC sash style window to the rear, ceiling light point.

Directions
The property can be found on Market Place just before the Post Office.





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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