

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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· PARTICULARS ·

FOR SALE

**109-109a Plains Road
Mapperley
Nottingham
NG3 5QT**

CONFIDENTIAL SALE

FULLY LET, MIXED USE INVESTMENT

Ground Floor Retail Together With First Floor 3 bed Flat



- **Total Accommodation 131.36 m sq (1,413 sq ft)**
- **Very Prominent and Busy Position**
- **Current Income £16,500 per annum exclusive**
- **Offers in the Region of £250,000**

LOCATION

The subject property is situated with frontage directly onto the B6834, Plains Road which is one of the main arterial routes in and out of Nottingham City Centre to the North East with Nottingham City Centre itself being approximately 3 miles distant.

Mapperley is a popular and densely populated area with its own retail centre situated along Plains Road with a number of shops, boutiques, pubs, bars and restaurants.

DESCRIPTION

The subject property comprises a former semi-detached residential house which has subsequently been extended and converted to provide a ground floor retail unit with associated storage and a three bedroom flat to the first floor.

The premises are currently occupied by *Mighty Bites* to the ground floor for a term of 10 years from 15 March 2010 at a commencing rental of £9,600 per annum exclusive on Fully Repairing and Insuring Terms.

The upper floors are let under the terms of an Assured Shorthold Tenancy at £575 per calendar month exclusive.

The total annual rent received is £16,500 per annum exclusive.

Price

The Freehold Interest of the property is available at Offers in the Region of **£250,000 (Two Hundred and Fifty Thousand Pounds)** subject to the existing lease/tenancy agreements.

VAT may be payable on the purchase price.

SUBJECT TO CONTRACT

ML/DCB/284

NOTE

Strictly no contact must be made with the tenants.

ACCOMMODATION

RETAIL

<u>Ground Floor</u>	<u>sq m</u>	<u>ft sq</u>
Retail Area	43.04	463
ITZA	38.91	419
Store	7.73	83
Disabled WC	4.91	53
Total Retail	55.68	599

RESIDENTIAL

Ground Floor

Entrance	-	-
Kitchen	12.23	132

First Floor

Bathroom	5.29	57
Landing/Study Area	10.36	111
Bedroom	12.04	130
Bedroom	13.05	140
Bedroom	6.22	67
Living Room	16.49	177

Total Residential 75.68 814

Total Accommodation 131.36 1413

VIEWING

Strictly by appointment only through the Sole Agents:

Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ

Tel: 0115 941 5241

Please ask for David Bladen
e-mail: dcb@mussonliggins.co.uk
or
Graham Parkinson
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PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

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- The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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- All dimensions, distances and floor areas are approximate and for guidance purposes only.

2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.

3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.

4 All plans supplied by the Agents are provided solely to assist in the identification of the property.

5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.

6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.