

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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· PARTICULARS ·

FOR SALE

MIXED INVESTMENT

(WITH VACANT RETAIL UNIT TO LET)



PROVIDING:

**1 x RETAIL UNIT
1 x 2 BEDROOM FLAT
1 x 3 BEDROOM FLAT
1 x 5 BEDROOM FLAT**

**100-102 TRENT BOULEVARD
WEST BRIDGFORD
NOTTINGHAM
NG2 5BL**

LOCATION

The subject property is situated with frontage to Trent Boulevard, on the corner of Pierrepont Road.

The property is located within a small promenade of local neighbourhood shops within the Nottingham suburb of Lady Bay.

Nottingham City Centre is approximately 1½ miles to the north and West Bridgford is located approximately ½ mile to the east.

DESCRIPTION

The subject property provides a mixed investment opportunity situated over two properties, located within the popular suburb of Lady Bay.

- **100 Trent Boulevard** provides a large ground floor retail unit and a 5 bedroom self-contained flat to the first and second floors, accessed directly off Trent Boulevard.
- **102 Trent Boulevard** provides a ground floor 2 bedroom self-contained flat and a 3 bedroom self-contained flat located on the first and second floors, both accessed off Pierrepont Road.

The subject property can be described as being two separate properties, of traditional brick construction which have undergone various conversions and extensions. The properties have a combination of mono pitched and pitched slate roofs.

ACCOMMODATION

Measured on an approximate net internal area basis, we would record the following accommodation.

		<u>sq m</u>	<u>sq ft</u>
<u>100 TRENT BOULEVARD</u>			
•	Basement		
<u>Ground Floor</u>			
•	Entrance	1.15	12
•	Retail Sales		
	Zone A	24.28	261
	Zone B	6.21	67
	Total Sales Area	30.49	328
	ITZA	27.39	295
•	Store	4.19	45
•	Cloakroom	1.41	15
•	WC	1.63	18
•	Store	16.39	176
•	Store	17.87	192
•	Store	34.18	368
•	Store	30.18	325
Total Ground Floor Accommodation		137.49 sq m	1,479 sq ft

	<u>sq m</u>	<u>sq ft</u>
<u>First Floor (5 Bedroom Flat)</u>		
• Living Room	18.88	203
• Bedroom	12.39	133
• Separate WC	0.95	10
• Kitchen	10.25	110
• Bedroom	6.79	73
• Bedroom	8.63	93
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Total First Floor Accommodation	57.89 sq m	622 sq ft
 <u>Second Floor</u>		
• Bedroom	11.70	126
• Bathroom	3.78	41
• Bedroom	11.06	119
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Total Second Floor Accommodation	26.54 sq m	286 sq ft
 <u>102 TRENT BOULEVARD</u>		
• Basement		
 <u>Ground Floor (2 Bedroom Flat)</u>		
• Shower Room	4.14	45
• Kitchen	8.65	93
• Lounge	13.32	143
• Bedroom	9.73	105
• Bedroom	17.22	185
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Total Ground Floor Accommodation	53.06 sq m	571 sq ft
 <u>First Floor (3 Bedroom Flat)</u>		
• Kitchen	8.71	94
• Bathroom	5.87	63
• WC	2.43	26
• Bedroom	10.95	118
• Lounge	17.18	185

	<u>sq m</u>	<u>sq ft</u>
<u>Second Floor</u>		
• Bedroom	10.53	113
• Bedroom	7.13	77
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Total First and Second Floor Flat	62.80 sq m	676 sq ft
TOTAL ACCOMMODATION	337.78 sq m	3,634 sq ft

RATING

We have made enquiries of the Valuation Office Agency – Rating List on the Internet and the Council Tax Valuation List and the following assessments are relevant to the subject property.

2005 Rateable Value

- 100 Trent Boulevard (Shop and Premises) £11,750

Council Tax

- 100A Trent Boulevard Band B
- 102 Trent Boulevard Band B
- 102A Trent Boulevard Band A

Further information can be obtained from www.voa.gov.uk

PLANNING

We have been verbally informed by Rushcliffe Borough Council that the subject property has planning consent for its existing use within the Town & Country Planning (Use Classes) Order of 1987, which includes retail planning consent, with ancillary manufacturing to the rear.

Formal enquiries with regard to any proposed use of the property should be directed to Rushcliffe Borough Council, Planning Control Department, telephone 0115 981 9911.

LEASE TERMS

The retail unit is available on a leasehold basis with vacant possession by way of a new minimum 3 year lease at a commencing rental of **£12,000 (Twelve Thousand Pounds)** per annum exclusive.

ASKING PRICE

The property in its entirety is available on a freehold basis at an asking price of **£350,000 (Three Hundred and Fifty Thousand Pounds)**, subject to the existing tenancies.

We have been informed by the Managing Agents that rental income from the residential flats at the time of producing the particulars is as follows.

- 100A Trent Boulevard 5 Bedroom Flat £595 per calendar month exclusive.
- 102A Trent Boulevard 2 Bedroom Flat £425 per calendar month exclusive.
- 102 Trent Boulevard 3 Bedroom Flat £500 per calendar month exclusive.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this matter whether it proceeds to finality or not in the disposal of the freehold interest.

VIEWING

Strictly by appointment only through the sole agents:

**Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ**

**Tel: 0115 941 5241
Fax: 0115 950 0946**

**Please ask for Thomas Sztejer
E-mail: tgs@mussonliggins.co.uk**

**ML/GSP/TGS/247
(Prepared on 3 September 2007)**

SUBJECT TO CONTRACT

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

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i) 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.

ii) 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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- 1 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.