MUSSON
LIGGINS

KEYWORTH

51-53 NOTTINGHAM ROAD

£750,000

456.93 sq m (4,919 sq ft)

FOR SALE

Commercial/Residential
Investment Sale

51-53 Nottingham Road
Keyworth,
Nottingham,
NG12 5GS

0115 941 5241
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GENERAL DESCRIPTION

The subject property comprises two ground floor commercial units and three self-contained residential flats, with generous on-site parking to the front and rear.

FEATURES

- EXTENSIVE FRONT AND REAR PARKING
- MIXED USE INVESTMENT OPPORTUITY
- THREE SELF CONTAINED RESIDENTIAL FLATS

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LOCATION

The subject property is prominently situated on Nottingham Road in Keyworth, a popular and well-established residential village located approximately 7 miles south of Nottingham City Centre. The surrounding area comprises a mix of residential housing and neighbourhood retail occupiers, with nearby amenities including convenience stores, cafés, and local businesses serving the wider community.

Keyworth is well connected via the A606 and A52, providing easy access to Nottingham, Melton Mowbray, and the wider East Midlands region. Regular public transport links are available, with several bus services operating through the village, further enhancing its accessibility.

DESCRIPTION

The subject property comprises a substantial mixed-use investment opportunity arranged over two storeys, featuring two ground floor commercial units, with three 2-bedroom flats across the upper floor and rear extension.

Constructed of traditional brick beneath a pitched roof, the ground floor units are arranged with modern retail frontages and benefit from a forecourt providing off-street customer parking. To the rear of the site, a large gravelled area offers extensive additional parking, alongside the ground floor residential flat.

The upper floor of the main building accommodates a further two self-contained flats. This layout offers a balanced mix of residential and commercial uses.

51-53 Nottingham Rd	M^2	Ft^2
Ground Floor Retail 51	110.49	1189
Ground Floor Retail 53	158.74	1709
First Floor Flat 51a	68.33	736
First Floor Flat 53a	62.72	675
Ground floor Flat 53b	56.65	610

BUSINESS RATES

Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Gedling Borough Council

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Gedling Borough Council

TENURE/INCOME

The two retail units are let by way of new 10-year leases, incorporating 5-yearly rent reviews and 5-yearly tenant only options to break.

The 3 flats are let by way of seperate assured shorthold tenancies. The annual rental income is as follows.

51-53 Nottingham Rd	Rent (per annum)
Ground Floor Retail 51	£19,800
Ground Floor Retail 53	£17,400*
First Floor Flat 51a	£9,000
First Floor Flat 53a	£9,000
Ground floor Flat 53b	£8,100
TOTAL	£63,300

* Rising to £18,000 in 2026.

TERMS

The premises are available to purchase subject to the occupational tenancies.

PRICE

£750,000 (Seven Hundred and Fifty Thousand Pounds)

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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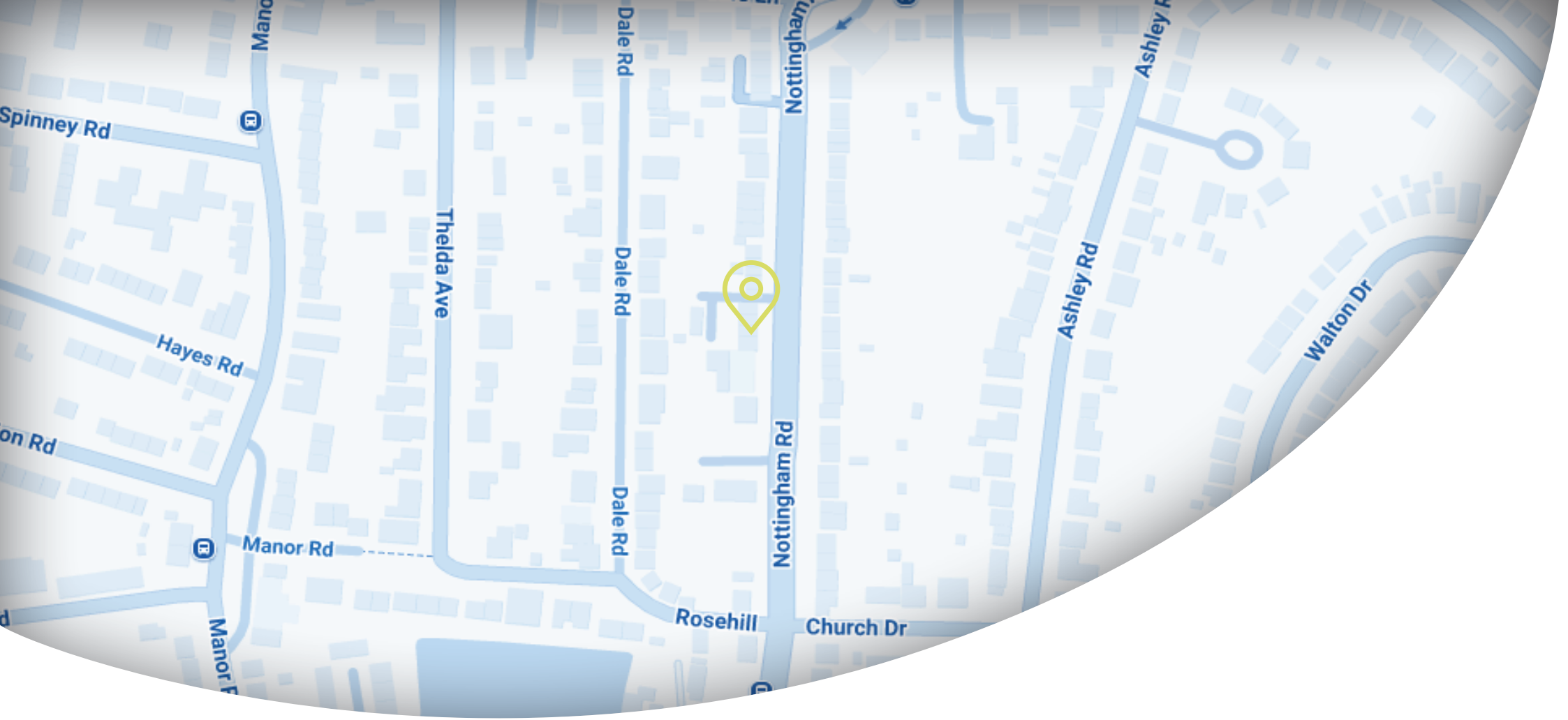

MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

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VALUATION REPORTS

COMMERCIAL SALES & LETTINGS

LANDLORD & TENANT ADVICE

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

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DIRECTOR

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