



15 Highbury Road
Nottingham
NG6 9DD

£250,000
Guide Price

INVESTMENT OPPORTUNITY

128.19 m² (1,379 82 ft²).

Approximate Net Internal Floor Area

FOR SALE

FEATURES INCLUDE....

Self Contained Retail Unit/Income Producing Investment/Rear Yard

Location

The subject property is situated with a frontage to the east side of the B682 Highbury Road within the Nottingham suburb of Basford.

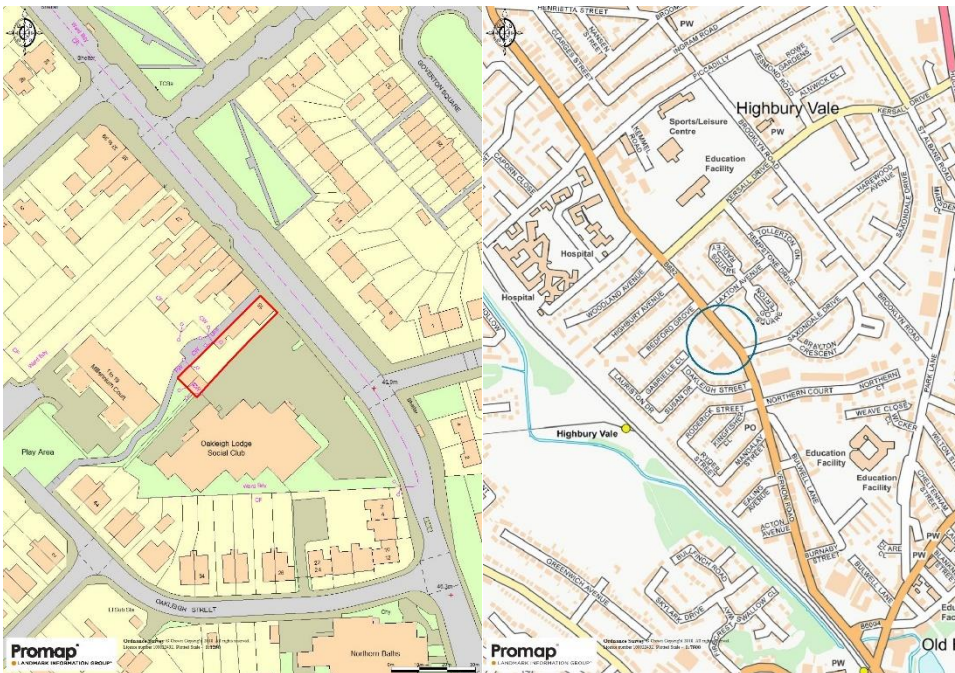
The B682 to the north provides direct access to Bulwell town centre located within half a mile distance with the B682 to the south linking with the A6514 Western Boulevard/Valley Road, part of Nottingham's outer ring road system.

Junction 26 of the M1 motorway is located approximately 2 miles distance to the West of the subject property.

Description

The premises comprise of a ground floor fish and chip shop with extensive residential accommodation to the rear and above which comprises of a four bedroom flat

Externally the premises have a yard area to the rear of the premises which we understand, has a separate vehicular access which currently runs along the right hand side of the subject property



Map View

Plan View

Accommodation

Retail	39.51 m ² / 425 ft ²
Flat (excl bedroom 4)	88.68 m ² / 955 ft ²
Total	128.19 m² / 1,379.82 ft²

Approximate Net Internal Floor Area

Planning

For further information we would advise interested parties to contact Nottingham City Council on 0115 915 4819.

Business Rates

Rateable Value:	£5,500
Rates Payable 2018:	£2,525.42

Council Tax

Council Tax Band A

Price

Offers in the region of
£250,000 (Two Hundred and Fifty Thousand Pounds)

VAT

Unless stated all prices are quoted exclusive of Value Added Tax (VAT).

Income

The flat is let producing an income of £850 pcm providing a total income of £10,200 pa

Legal Costs

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

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that all mains services are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the sole selling agents, Musson Liggins.