

153 & 153A WATNALL ROAD
HUCKNALL
NOTTINGHAM NG15 7NG

INVESTMENT FOR SALE

GUIDE PRICE: £175,000-£180,000

Freehold Mixed Use Investment Comprising Hair
Salon and Flat Producing £14,520 pa

LOCATION

The premises are well located on Watnall Road (B6009), approximately 7 miles north of Nottingham City Centre and approximately 5 miles from Junction 26 of the M1, providing good access to the motorway network.

DESCRIPTION

The property comprises an end-of-terrace two storey mixed use premises set back from Watnall Road with a side vehicular access.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR – CURRENTLY OCCUPIED BY HAIR SALON	
Retail Area	6.2 x 5.2 m
Beauty Room	3.3 x 3.0 m
Hall/Kitchenette/Storage	2.0 x 2.0 m
WC with wash basin	
FRIST FLOOR – 2 BEDROOM FLAT	
Hall, Stairs, Landing & Kitchen	3.0 x 2.0 m
Living Room	2.9 x 2.4 m
Bedroom 1	3.0 x 4.0 m
Bedroom 2	4.0 x 1.9 m
Bathroom	2.1 x 2.0 m

PROPOSITION

The premises are available For Sale Freehold.

ENERGY PERFORMANCE CERTIFICATES

The Energy Performance Certificates are available upon request.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with in the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officially authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009

Registered Office: 2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ England



TENANCIES

Ground Floor Retail Unit

Currently occupied by a Hair Salon who have been in occupation for 15 years, however, the lease was assigned 1 year ago to the current tenant and produces a rental income of £9,000 per annum.

First Floor Flat

The accommodation comprises a 2 bedroom flat producing a rental income of £460 pcm (£5,520 per annum). The current tenant has occupied the property for 3 years.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

SECURITY

The vendor will require proof of funding before any offer is accepted.

VAT

VAT may be levied on the purchase price at the prevailing rate. Interested parties are advised to make their own enquiries in this regard.

MONEY LAUNDERING

In accordance with current legislation, we will be required to carry out Anti-Money Laundering checks on successful applicants.

VIEWINGS

Strictly by prior appointment with the sole selling agents:-
Centrick Commercial 0121 289 5009