

retail in DE7

Nottingham Road, Ilkeston
Derbyshire, DE7 5RE

£55,000 Starting Bid

- ✓ Two storey, three floor property
- ✓ Ground floor A1 nail and beauty salon
- ✓ Ground floor let for £3,960 per annum
- ✓ Vacant maisonette to upper floors
- ✓ Potential income £8,400pa when fully let
- ✓ Freehold title

PATTINSON
AUCTION



Summary

- Property Type: Retail - Parking: None Price: £55,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this two storey, three floor terraced property, well located along the popular Nottingham Road, Ilkeston. To the ground floor is a tenanted nail and beauty salon, comprising front sales area, office/treatment room, kitchenette and W.C, which is currently let for £3,960 per annum. To the upper floors is a one bedroom maisonette, comprising entrance hall with stairs to the flat, lounge, kitchen, bathroom and staircase to the bedroom. The flat is to be sold with vacant possession, but could achieve a potential rental income of £370PCM, so if the property was fully let could achieve £8,400 per annum. The units also benefit from separate access.

Please note we have not inspected this property.

Location

The subject property is positioned along the busy Nottingham Road, the main road which runs through Ilkeston, Derbyshire. Nottingham Road is a very established primarily commercial area with plenty of services and amenities available. The area has excellent road and transport links nearby, including Ilkeston train station being just a 4 minute drive north.

Accommodation

GROUND FLOOR

Sales/reception area: 4.80m (15'9") x 3.78m (12'5")

Door to the front elevation and window to the front elevation. Sales/reception shop onto Nottingham Road, Ilkeston.

Access to the office/treatment room and further access to the kitchen.

Office:

Office/treatment room.

Kitchen: 2.34m (7'8") x 2.24m (7'4")

Door and fire escape to the rear yard. Sink unit with side drainer and storage area. Access to the W.C.

Ground floor W.C.:

Low flush W.C.

FIRST FLOOR

Entrance hall:

Staircase leading to the landing. Landing leading to lounge, kitchen and bathroom. Staircase leading to bedroom.

Lounge: 4.37m (14'4") x 4.04m (13'3")

Double glazed window to the front elevation.

Kitchen: 3.12m (10'3") x 1.83m (6'0")

Double glazed window to the rear elevation. Stainless steel sink unit with side drainer. Work surfaces with base and wall units.

Bathroom:

Double glazed window to the rear elevation, white three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low flush w.c.

SECOND FLOOR

Bedroom: 2.74m (9'0") x 2.67m (8'9")

Staircase from landing leading to the bedroom. Double glazed window to the front elevation.

EXTERNAL

Yard to rear.

Lease Details

The ground floor unit has been let to a long term tenant since 2008 on AST terms, for a rent of £330PCM (£3,960 per annum).

The first floor flat is to be sold with vacant possession.

Tenure

Freehold. Title number DY337798.

Rateable Value

The adopted rateable value is £2,700 as of 1st April 2017.

Sourced from VOA.

EPC

Both available upon request (ratings G).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Nottingham Road, Ilkeston, Derbyshire, DE7 5RE

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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