

Investment Opportunity

125 to 127 High Road, Beeston, Nottingham, NG9 2LH

New to
the Market

Retail Units with 2 x One Bed Self-contained Flats 165 sq m (1,771 sq ft)

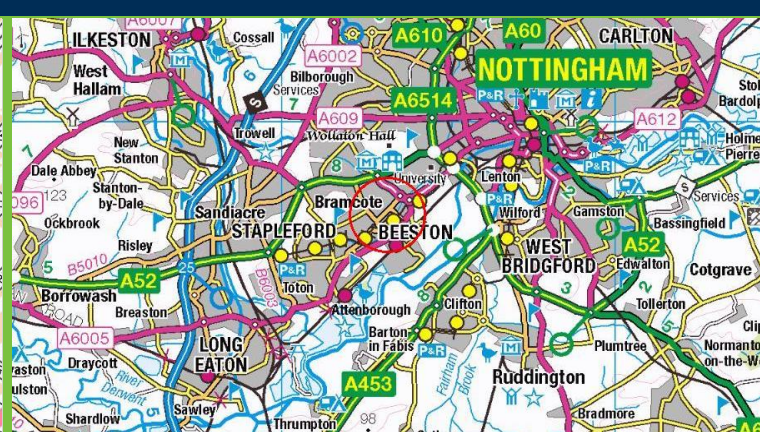
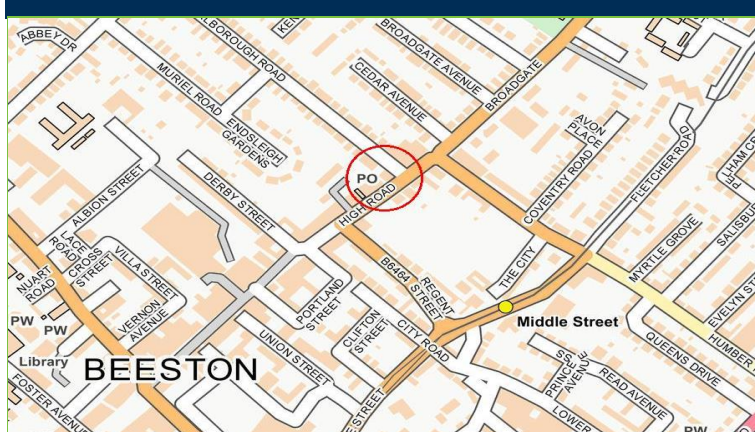
- 100% occupied
- £22,920 per annum
- Prospects for rental growth
- Newly refurbished flats
- Prime location
- Excellent condition

FOR SALE



NG Chartered Surveyors
Holland House | 43 Loughborough Rd | West Bridgford
Nottingham NG2 7LA


www.ng-cs.com
0115 958 8599



Location

The premises are prominently situated 3.5 miles west of Nottingham city centre on High Road which passes through Beeston town centre in an area of mixed use of commercial and residential properties.

The Property

Comprising two ground floor retail units with separate self-contained flats above. 125 is fitted out as a laundrette and 127 is trading as a barbers.

The shops are in good condition and have been well maintained by both tenants. Both flats are accessed from the rear of the building. The flats are both one bedroom and are self-contained benefitting from separate utilities. The flats have been recently renovated. The owners also re-laid the roof in 2007.

The property presents a great investment opportunity for the following reasons:-

- Prospects for rental growth
- Well maintained so minimal spend required on updating /upkeep
- Asset management opportunity
- Vacant possession value would outstrip investment value so low risk
- Long established tenants with perfect payment history
- Add value opportunity

EPC

Copies of commercial and domestic EPCs are available upon request.

Tenure

Freehold sale, subject to the existing tenancies.

Leases & Assured Shorthold Tenancies

Available upon request.

Accommodation

The following approximate floor areas have been calculated on a net internal basis in accordance with the RICS Code of Measuring Practice:-

	sq m	sq ft
No. 25		
Ground floor retail space:	46.5	501
Residential	40.0	429
No. 27		
Ground floor retail space:	37.0	402
Residential	40.76	439
Total NIA	127.51	1,370

Price

Offers in the region of **£280,000**, representing an 8% net yield.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transactions.

Our Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.

Rental Income & Tenant Profiles

At the rear of this brochure.

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.

Subject to contract

Viewing: By prior appointment with the sole agents:



Ellis Cullen

0115 989 7097

Ellis@ng-cs.com

Sunny Landa

0115 989 7091

Sunny@ng-cs.com

Income

Property	Tenant	Rent (pax)	Comment
125 High Road	Broadgate Laundrette Ltd	£6,720	The lease expires on 17th September 2027. There is a tenant break clause and upwards only rent review on the 17th September 2022. There is a personal guarantee on this lease from a Mr Eric Dean.
125a High Road (flat)	Mr L Shaw	£5,100	The tenant is in occupation under an AST dated 28th Aug 2014 at £425 pcm. The Landlord holds a rent deposit of £425.00. The flat has been recently renovated.
127 High Road (Barber Shop)	M G Robinson and M D Robinson	£6,300	The lease expires on 31st July 2025, there is no break in this lease.
127a High Road (flat)	Mr I Blewitt	£4,800	The tenant is in occupation under an AST dated 1 March 1999. The flat has been recently renovated.
Total Rent		£22,920	