



£265,000 Guide Price

Nuthall Road, Nottingham

Commercial Property | 2 Bedrooms | 1 Bathroom

0115 978 9843



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Step Inside

Key Features

- Freehold mixed-use investment opportunity
- Approx. 700 sq ft ground floor commercial unit
- Two-bedroom self-contained flat to the upper floor
- Current combined rental income of £2,200 PCM / £26,400 per annum
- Attractive gross yield of approximately 10.15%
- Commercial unit includes two WCs and two storage rooms
- Prominent frontage on busy Nuthall Road
- Excellent road links with convenient access towards the M1
- Large rear garden and external space offering future potential
- Scope to increase rental income and enhance yield through extension or redevelopment, subject to planning

Property Description

Situated in a prominent and highly accessible position on the busy Nuthall Road in Nottingham, this substantial mixed-use freehold property offers an excellent opportunity for investors, developers, and owner-occupiers alike. Combining an income-producing commercial premises with a self-contained residential flat above, the property delivers an immediate return while also offering clear scope for future value enhancement. The ground floor comprises approximately 700 sq ft of commercial accommodation, currently let and producing £1,200 per calendar month. The commercial element is well arranged and includes a reception area, two WCs, and two storage rooms, making it suitable for a range of occupiers and business uses. To the first floor is a self-contained two-bedroom flat, currently generating £1,000 per calendar month, providing a second dependable income stream and enhancing the overall strength of the investment profile. A particular feature of the property is the generous rear section, including a large back garden and ample external space, which may offer potential for extension, reconfiguration, or further development, subject to the necessary consents. This creates an opportunity for a purchaser to pursue an asset management strategy aimed at increasing the overall rental income and, in turn, improving the already attractive yield. Located on a well-trafficked arterial route with convenient links towards the M1 motorway, the property benefits from strong visibility, accessibility, and continued commercial appeal. With a current combined rental income of £2,200 per month (£26,400 per annum) and a gross yield of approximately 10.15% based on the asking price of £260,000, this is a compelling investment with both immediate income and longer-term growth potential.

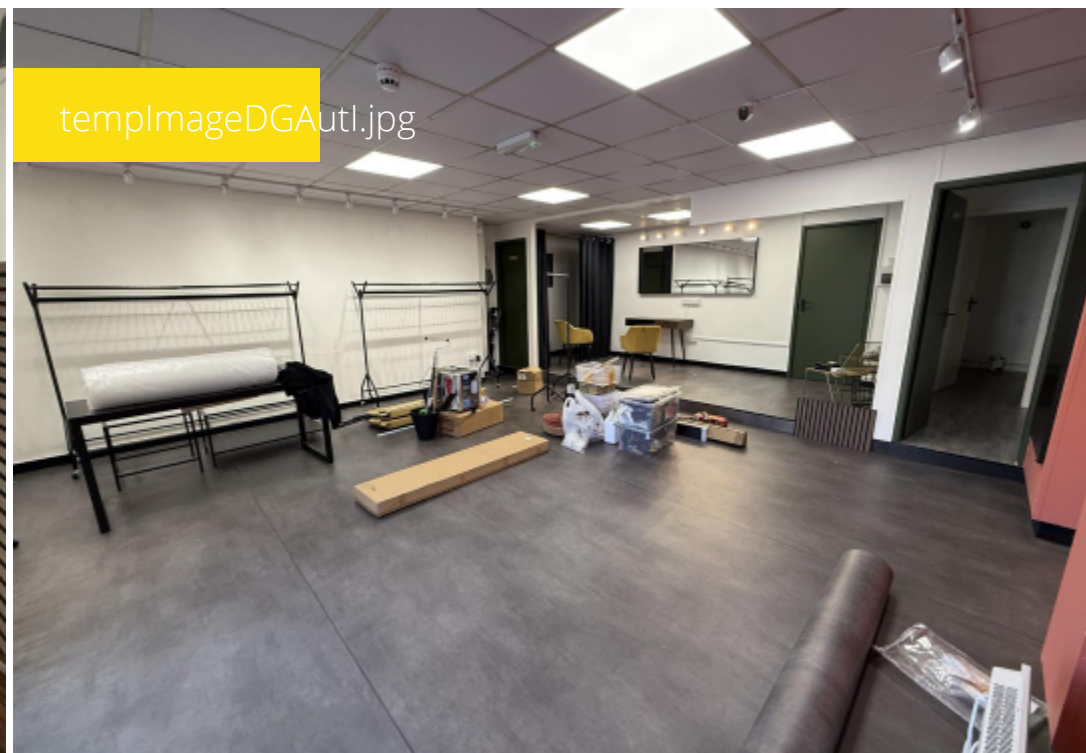
Main Particulars

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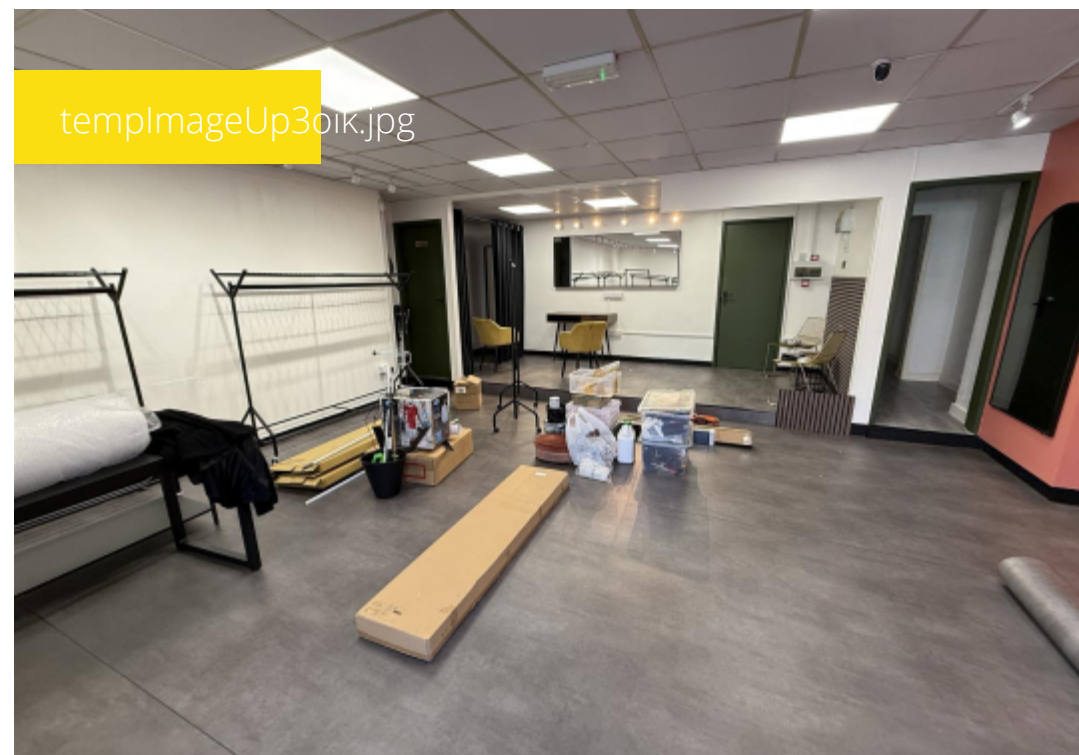
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