



Mixed Residential and Commercial Opportunity

- Prominent position on Abbey Street
- Highly sought after location close to QMC and University of Nottingham
- Unsecured income across all elements offering potential vacant possession
- Freehold for sale

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Location

The property is positioned on Abbey Street in the Dunkirk area of Nottingham. Abbey Street (A6005) connected to Nottingham's outer ring road within immediate proximity of the building itself. The position is approximately 2 miles to the City Centre, 200 yards to QMC and ½ mile to the University of Nottingham campus

The immediate surrounds offer a mix of commercial and residential uses with a strong residential leasing market due to the location.

Description

The property comprises a two-storey building of traditional brick build with a pitched, tiled roof. In its current layout, the property comprises a cafeteria with kitchen to the ground floor and a two-bed flat at first floor, each accessed independently.

Both elements of the property are in use with long-standing occupiers in-situ. The cafeteria is fully functional and fitted with catering equipment. The flat features the following:

- 2 bedrooms
- Living room
- Kitchen with Amica Oven & Grill
- Shower-room with MIRA Sport Electric Shower
- Combination Boiler feeding a radiator system
- uPVC double glazed casement windows

Accommodation

Description	SQ M	SQ FT
Ground floor cafeteria	50.58	544
First floor	45.99	495
Total	96.57 Sq m	1,039 sq ft

Ratable Value / Council Tax

The retail element is assessed as "shop and premises" with a 2017 Rateable Value of £3,650. The residential element is within Band A for Council Tax purposes.

EPC Rating

The EPC upon the flat has expired, Oct 2020. Rating C.
The EPC upon the café has expired. Oct 2021. Rating D.



Terms

The freehold interest is available off a quoting price of £300,000. Land Registry Title references NT274139 & NT236031. The property is sold as seen, subject to the unsecured income which reflects £595.00 pcm upon the flat. The retail element will become vacant end of June 2022. VAT is not applicable.

Further Information & Viewings

Block viewings will be held by appointment only.

For further information please contact the sole agents CPP
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Date of Particulars

May 2022



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