

FOR SALE Offers In the Region Of £230,000

53 Abbey Street, Lenton, Nottingham, NG7 2NZ



- Investment Sale
- Ground Floor Retail
- NIA - 123.99 sq m (1,334 sq ft)
- Producing £18,500 Per Annum
- Mixed-Use Property
- Two Bedroom Apartment Above
- Excellent Transport Links
- GIY 8.04%

Wellington House  
Wellington Circus  
Nottingham  
NG1 5AL

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[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



**Commercial  
List**



## LOCATION

This property is situated along Abbey Street, approximately 2 miles south west of Nottingham city centre. The wider area is of mixed use, comprising a variety of residential, shops, café's, restaurants and professional services. The property benefits from excellent transport links with the A52, A6514 and Gregory Street tram stop close by.

Nottingham is a vibrant city in the East Midlands located approximately 110 miles north of London, 33 miles south of Sheffield and 45 miles north-east of Birmingham.

## DESCRIPTION

This three storey property is of traditional brick construction under a pitched roof. The demise comprises a ground floor retail unit with a self contained two bedroom apartment over the first and second floors.

The ground floor retail unit is accessed directly from Abbey Street and comprises a main sales area to the front with storage and W.C to the rear.

The first and second floors are accessed via a separate entrance to the rear and comprises a fully fitted kitchen, shower room and living room on the first floor. There are two double bedrooms on the second floor and externally there is a courtyard to the rear.

## TENANCY INFORMATION

There is currently a 10 year lease in place that expires on the 12th February 2035 at a passing rent of £18,500 per annum. There is a rent review on the 1st October 2026 and every third anniversary thereafter. Please note that the current tenant is in the process of assigning this lease to another party.

Please contact the agent for further information and a copy of the lease.

## ACCOMMODATION

We have calculated the approximate net internal floor areas to be as follows;

Ground floor - 40.76 sq m (438 sq ft)

First floor - 45.71 sq m (492 sq ft)

Second floor - 37.52 sq m (403 sq ft)

Total NIA - 123.99 sq m (1,334 sq ft)

## SERVICES

We understand that mains gas, electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective purchasers must rely on their own investigations as to their existence and condition.

## BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £7,200

This property should be eligible for small business rates relief. However interested parties should make their own enquiries as to the amount of rates payable.

## COUNCIL TAX

Council tax band - A

## TERMS

The property is FOR SALE freehold with the current tenancy in place, we are inviting offers in the region of £230,000.

## EPC

Energy ratings:

53 - C

Flat over 53 - D

## VAT

We understand that VAT is not payable on the sale price.

## LEGAL COSTS

Each party to pay their own legal costs incurred.

## VIEWING

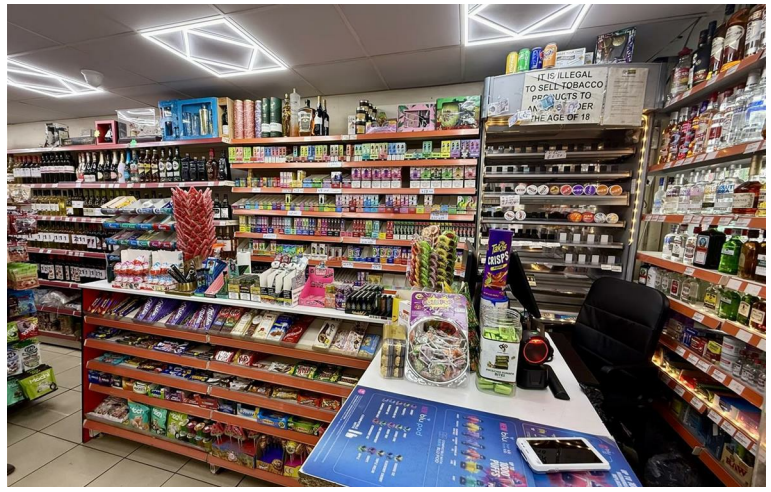
For an appointment to view or further information please contact;

Commercial List

e: [enquiries@commerciallist.co.uk](mailto:enquiries@commerciallist.co.uk) t: 0115 784 3525

## AGENT NOTES

These Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.