



FOR SALE

**678/678a MANSFIELD
ROAD**

SHERWOOD, NOTTINGHAM NG5 2GE

130.7 sq m **(1,407 sq ft)**

RETAIL / RESIDENTIAL INVESTMENT

- A guide price of £200,000 which reflects a net initial yield of 9.16% allowing for standard purchaser costs
- Total rental income of £18,750 per annum
- Long term tenants in situ
- Added benefit of first floor flat
- Prominent position on busy thoroughfare
- Great transport links



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

**INVESTMENT
OPPORTUNITY**





LOCATION

The property is located in a prominent position on the A60, Mansfield Road, one of the principal routes into Nottingham City Centre and prime retail throughfare in Sherwood.

The premises are situated on the busy and popular Sherwood Retail High Street, with other occupiers including Birds Bakery, Co-op and a variety of local independent retailers.

The location also benefits from several free public car parks, together with on-street parking bays in front of the property.

DESCRIPTION

The property comprises a self-contained ground floor retail unit, currently operating as a vape shop. The unit consists of a main sales area with serving counter, ancillary stores and small kitchenette & W/C. To the rear there is a small courtyard that is shared with the residential flat.

The rear further provides access to a self-contained flat over the first and second floors. The flat comprises 3 double bedrooms, carpeted and painted plaster throughout and bathroom, kitchen facilities.

ACCOMMODATION / LEASE TERMS

Measured on a Net Internal Basis, we calculate the floor areas to be:

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

	TENANT	TERM	LEASE COMMENCEMENT	RENT	EPC	SQ FT
678	Private Tenant T/A Vapour Boutique	6 Years	21.06.24	£9,750 p.a.	85 / Band D	680
678A	Private Tenant	6 Months (and thereafter monthly)	11.03.26	£9,000 p.a.	39 / Band E	727
TOTAL				£18,750 p.a.		1,407

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

BUSINESS RATES

Charging Authority:	Amber Valley Borough Council
Description:	Shop and Premises
Rateable Value:	£9,900
Period:	2026/27

TENURE

Freehold subject to and with the benefit of the occupational leases.

GUIDE PRICE

A guide price of **£200,000** which reflects a net initial yield of **9.16%** allowing for standard purchaser costs.

VAT

VAT is applicable to the price at the prevailing rate.

LEGAL COSTS

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

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.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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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 of 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.