

Prominent Retail / Residential Investment

FOR SALE

140 QUEENS ROAD, BEESTON, NOTTINGHAM, NG9 2FF



Investment Summary

- Excellent roadside prominence
- Good onsite parking provision
- Redevelopment potential of the upper parts, subject to planning permission
- Potential reversionary rental increase
- Offers are invited at £695,000 (Six Hundred & Ninety Five Thousand Pounds)

SAVILLS NOTTINGHAM
Cubo, Standard Court, Park Row,
Nottingham, NG1 6GN

+44 (0) 115 934 8050

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LOCATION

Beeston is a well-established town located approximately three miles south-west of Nottingham city centre. The area benefits from excellent connectivity, with direct tram services, regular bus routes and a railway station providing quick access to Nottingham, and the wider East Midlands.

The town centre provides a strong range of amenities, including a variety of independent retailers, national operators, cafés, restaurants and leisure facilities. Beeston also enjoys close proximity to the University of Nottingham.

Surrounded by attractive green spaces such as Highfields Park and the Attenborough Nature Reserve, the area offers an appealing balance between accessibility and outdoor amenity. Overall, Beeston is widely regarded as one of Nottingham's most desirable suburban locations, popular with professionals, families and students alike.

SITUATION

The property occupies a prominent position fronting Queens Road (A6005), at its Junction with Queens Drive forming the principal portion of a self-contained site, bounded on either side by Queens Drive and Humber Road, off which it has direct access.

The situation is further supported by a neighbouring parade which includes KFC, Subway, One Stop, and Papa Johns.

In addition, occupiers include Texaco, Kam Servicing and MOT Centre, Mecca and Home Bargains.

DESCRIPTION

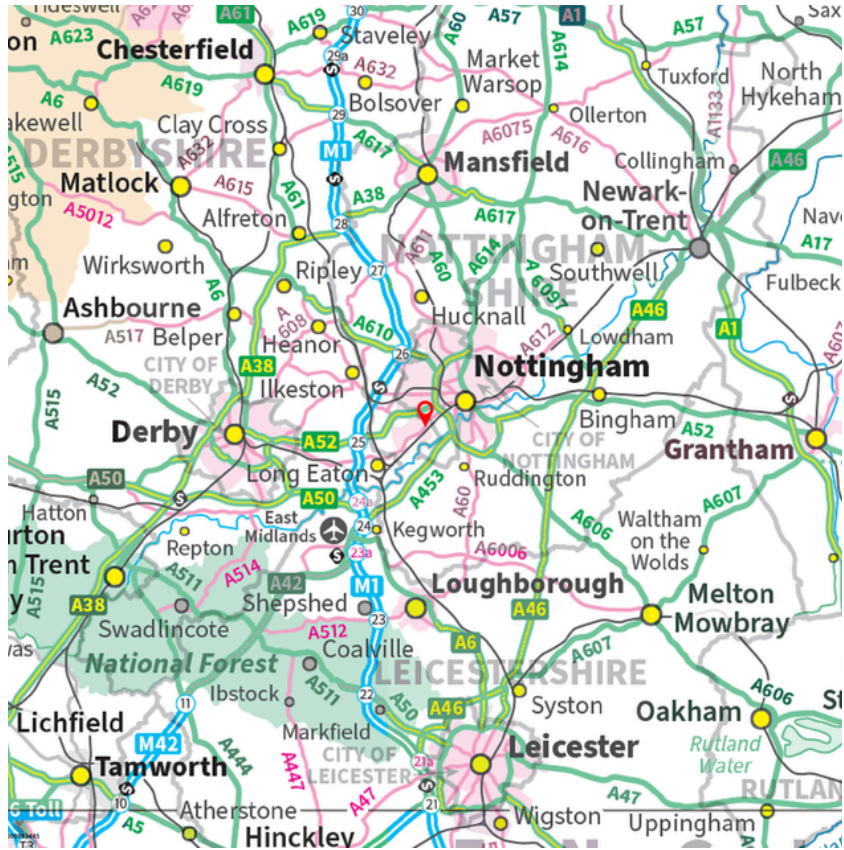
Formerly a semi-detached house, having now been converted to provide two retail units at ground floor and residential upper parts. Externally, there is a large shared car park and there is residential access to the residential upper parts.

The property is of a three storey traditional vernacular, 1930s brick construction under a hipped clay tiled roof with replacement double glazed UPVC windows to the upper floors and retail shop fronts to the ground floor.

More specifically, the residential upper parts are arranged over first and second floor, configured to provide three bedrooms, bedroom extension, sitting room, kitchen and shower rooms / WCs at first floor, two bedrooms and bathroom / WC at second floor, in need of comprehensive refurbishment.

Number 140 is occupied by Daily Choice Convenience Store and Number 140A occupied by KK Fried Chicken.

Number 140B, the residential element is vacant.



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ACCOMMODATION

UNIT	SQ FT	SQ M
No 140	553	51.4
No 140A	398	37.02
No 140B	1,453	135
TOTAL	2,404	223.42

The above floor areas have been obtained from the Valuation Office Agency and EPC's, calculated on a NIA and GIA basis respectively and for guidance purposes only.

EPC

No 140 - B36

No 140A - B38

No 140B - C69



TENANCIES

UNIT	TENANT	LEASE START	LEASE EXPIRY	BREAK OPTION	NEXT RENT REVIEW	PASSING RENT PA
No 140	Premini Jerad & Sutharshan Jeganathan t/a Daily Choice Convenience Store	25/10/2022	25/10/2037	N/A	25/10/2028	£12,000
No 140A	Rasaiya Saandrasekaran & Kannakiamman Maruthuvanar t/a SK Fried Chicken	24/01/2024	23/01/2030	N/A	24/01/2029	£12,000
No 140B	VACANT	N/A	N/A	N/A	N/A	N/A



VAT

VAT is not applicable

PROPOSAL

Offers are invited at £695,000 (Six Hundred & Ninety Five Thousand Pounds)

ANTI-MONEY LAUNDERING

A successful bidder will be required to satisfy all AML requirements and provide satisfactory identification documentation for counterparty checks upon agreement of heads of terms.

VIEWINGS AND FURTHER INFORMATION

To arrange access, please contact the Sole Agent, Savills



CONTACTS

For further information please contact:

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