



Mansfield Road, Nottingham, NG5 2DA
£220,000 Freehold

MARTIN&CO

Mansfield Road, Carrington, Nottingham

2 Bedrooms, 2 Bathroom

£220,000

- Retail Premises With Flat Above
- Ready Made Investment
- % Yield
- Spacious Shop & Two Bedroom Flat
- Large Garage
- Popular & Central Location
- Scope For Further ROI

ATTENTION INVESTORS Rare opportunity to acquire this excellent premises of a well proportioned retail outlet with a spacious two bedroom flat over situated on this popular thoroughfare and setting. With both units currently let out generating an approx. 7.5% yield it makes for a ready made investment.

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D			
39-54	E	52 E	66 D	
21-38	F			
1-20	G			



The property comprises of a retail premises position on the ground floor which is currently let to a long term tenant operating the unit as a barber shop. There is approx. 372 sq ft of main commercial space with a staff room, w.c. and utility/store to the ground floor.

Accessed from the side of the building is the residential flat which has a hallway the ground floor and stairs rising to the main living space on the first floor. Boasting over 700 square foot of living accommodation the property comprises of a large lounge/diner, modern fitted kitchen, two double bedrooms and a bathroom.

The flat also has benefit of a large garage with over 264 sq ft of space accessed from the rear.

The property stands central in a parade of shops in the popular area of Carrington positioned on the A60, one of the main arterial routes in and out of Nottingham City Centre.

Having tenants in situ this is the perfect opportunity for

an investor to expand their portfolio, earning an income from completion and with scope for even further ROI.

Viewing advised.







Martin & Co Nottingham

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