



APPROXIMATELY 2,872 SQ FT

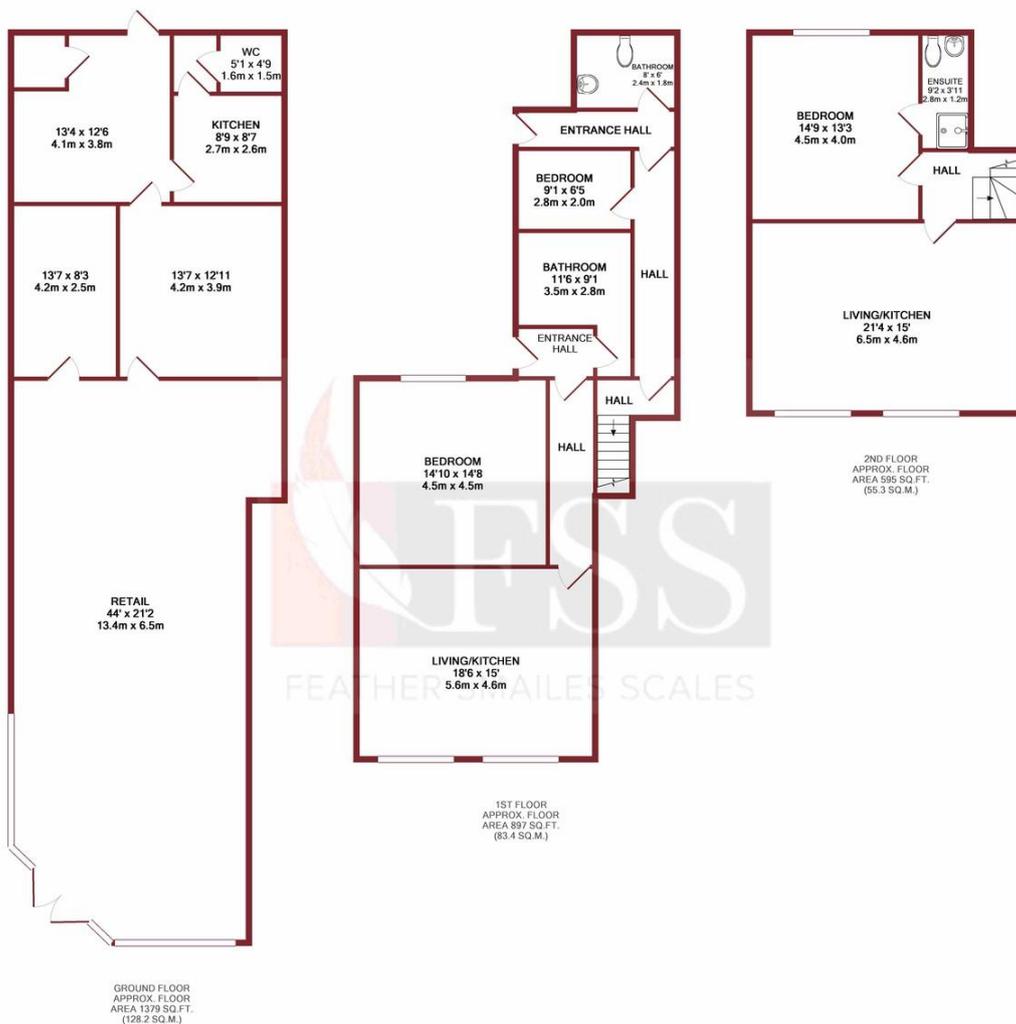
DESCRIPTION

A unique chance to purchase a fully-let mixed use investment property situated in a prominent position on Hucknall High Street. The property briefly comprises of a ground floor retail unit, a one bedroom flat and a two bedroom duplex flat.

The current annual income of the property is £24,850 which reflects a yield of 8.4% based on asking price. The retail unit is let on an FRI lease to a national company which provides a strong covenant and the two flats are occupied on periodic tenancies.

Fully-let Freehold
Investment

£295,000



Location and Directions

The property occupies a prominent trading position in the heart of Hucknall High Street, approximately 7.5 miles North of Nottingham town centre.

Tenure

The property is available to purchase freehold, with the benefit of the following incomes:

Commercial unit: 15,250 plus VAT per annum (tenant has occupied since 2006, 5 year lease renewal currently with solicitors)

Residential units:

34a: £4,500 per annum
34b: £5,100 per annum

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Rates

Rateable Value: £15,000.
Uniform Business Rate for 2018/19:
£0.480.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to the local council.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries to the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

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