

149 Trent Boulevard | West Bridgford | Nottingham | NG2 5BX

## Fully let and extensively refurbished mixed-use investment comprising 4 bed house and separate ground floor shop

130.6m<sup>2</sup>  
(1,406ft<sup>2</sup>)

- Situated in a sought-after affluent location in the Lady Bay, West Bridgford area
- Extensively refurbished 4 bedroom house finished to a high specification & separate ground floor shop
- Residential accommodation producing £19,200 pa
- Ground floor shop producing £9,500 pa increasing to £12,000 pa
- Offers invited in the region of £475,000

Revised  
Price!



FOR SALE



Location



Gallery



Video



Contact





Location



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Video



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## Location

Situated just 2 miles south of Nottingham City Centre, West Bridgford stands out as one of East Midlands most desirable locations as a popular affluent suburb of Nottingham. The property is situated in the Lady Bay area of West Bridgford which is a hugely popular location comprising residential and a small high street along Trent Boulevard.

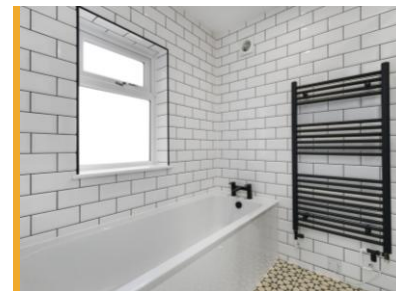
The property is in a prime and prominent position in the heart of Lady Bay on Trent Boulevard.

## The Property

Extensively refurbished mixed use property comprising a high spec 4 bedroom house – 4 bedrooms, 2 bathrooms, study and stunning open plan kitchen opening onto a sizeable, private rear garden.

The residential element is currently let but could also be well suited to owner occupiers (subject to vacant possession).

The separate ground floor shop is let to an established bike shop with guaranteed rental uplift in February 2027.





## Tenancies

Floor	Size (ft <sup>2</sup> )	Lease	Lease Start	Lease End	Rent (pa)	EPC
Ground Floor Commercial	260	Let to Trustee Steed CIC	13/02/23	12/02/28	Years 1-3 £9,500 Years 4-5 £12,000	55 Band C
First Floor Residential	1,126	Let on an AST	03/04/25	03/10/25	£19,200	69 Band C
<b>Total</b>	<b>1,406</b>				<b>Years 1-3 £28,700 Years 4-5 £31,200</b>	

A full copy of the commercial lease and residential AST can be provided on request.

## Price

The property is to be sold freehold subject to the occupational leases at a quoting price of:

**£475,000**

**(Four Hundred and Seventy-Five Thousand Pounds)**

At this price this reflects a net yield of 5.79% and reversionary yield of 6.30%.

## VAT

The property is VAT elected but it is understood a sale will be treated as a transfer of going concern (TOGC).



Location



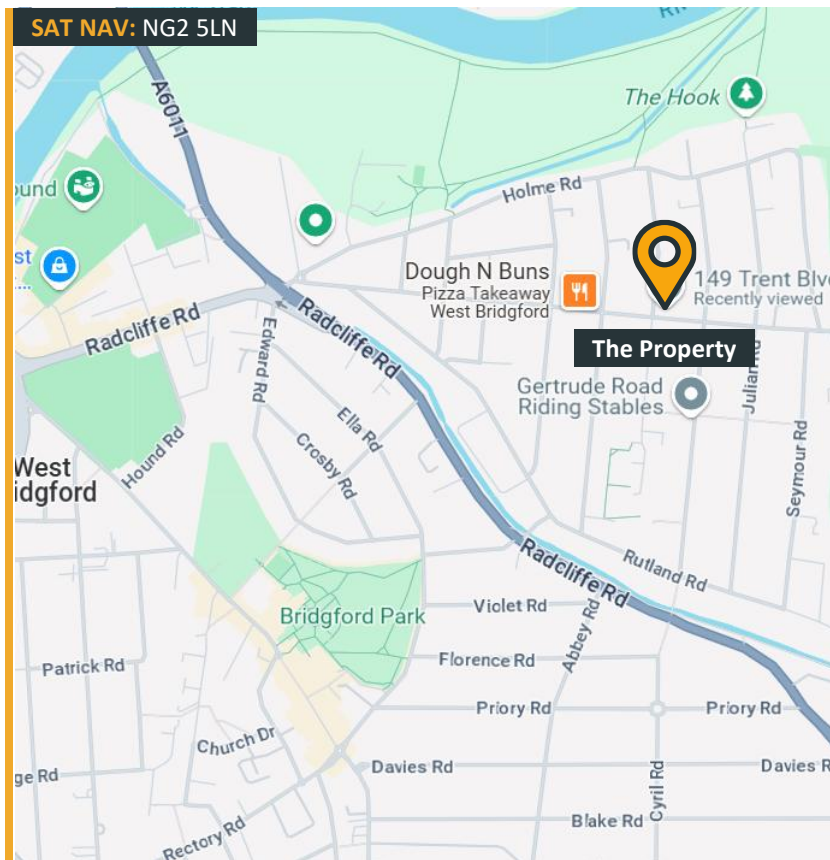
Gallery



Video



Contact



## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the appropriate time.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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16/05/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.