

18, 20, 22, 24/24a & First Floor Commercial Road | Bulwell | Nottingham | NG6 8HA

## Freehold commercial/retail investment for sale, with potential to convert the first floor into 5/6 self contained flats/apartments STP

### Total Accommodation

880.97m<sup>2</sup> (9,483ft<sup>2</sup>)

- 4 shops currently producing £70,000 per annum rising to £71,000 in October 2026 and £71,500 in October 2027
- Vacant first floor 262.81m<sup>2</sup> (2,829ft<sup>2</sup>), approached via separate access
- Suitable for conversion to residential use (STP)
- Car park to the rear
- Offers invited at £760,000
- Initial yield on the retail element at circa 10%



**FOR SALE**



Location



Gallery



Contact



## Location

Bulwell is a busy market town located approximately 4 miles to the northwest of Nottingham City Centre and 11 miles south of Mansfield. It benefits from excellent tram and train services linking to Nottingham City Centre.

It has a resident population of some 30,000 – 35,000. The town comprises a mix of national, regional and independent retailers including Superdrug, Select Fashions, Costa Coffee, Iceland, Birds, Greggs, Heron Frozen Foods, Card Factory, Shoezone & Hays Travel. There is a large B&M home store fronting onto Market Place, replacing the old Wilkos store.

The main shopping facilities are Main Street and Market Place. Commercial Road runs in a north westerly direction from its junction with Market Place to connect with Robinson Hill. Over the years the properties on Commercial Road have been extensively redeveloped. At the rear of the property adjacent to Bulwell High Road and Robinson Hill, there are a number of Local Authority car parks.

This property occupies a good but secondary trading position just off the Market Place.

## Property

The property comprises a development of 4 retail units, together with first floor offices and car park to the rear, developed in 1988. The ground floor consists of 3 individual shops, with first floor storage together with 24 and 24a, which have been combined and converted into a larger retail unit. This is currently operated as a restaurant. The property benefits from a self contained and secure car park to the rear, approached from Robinson Hill. There is a separate access to the first floor, which is currently vacant and suitable for conversion into residential apartments, subject to planning consent being obtained. From time to time the individual units become vacant and let fairly readily.

This property is of steel frame construction with 10.5inch cavity brick and block, solid floors to both ground and first. A pitched timber roof, surfaced with imitation slate tiles. Externally, this property has been well maintained.





## Accommodation

Description	m <sup>2</sup>	ft <sup>2</sup>
<b>18 Commercial Road</b>		
Ground Floor	95.59	1,029
First Floor	65.30	703
ITZA	54.92	591
<b>20 Commercial Road</b>		
Ground Floor	68.83	741
First Floor	65.21	702
ITZA	57.04	614
<b>22 Commercial Road</b>		
Ground Floor	68.83	741
First Floor	65.77	708
ITZA	56.97	613
<b>24/24a Commercial Road</b>		
Ground Floor	188.67	2,031
ITZA	139.96	1,506
<b>First Floor, 24/24a Commercial Road</b>	262.81	2829
<b>TOTAL</b>	<b>880.97</b>	<b>9,483</b>

## Tenant's Covenants

The property is let in its entirety to individual retailers, a number of with personal guarantees. There is no credit referencing available on individual tenants. All tenants have provided rent deposits. A rental schedule showing their rent payments can be supplied upon request.

The property is sold with vacant possession of the first floor, which in our opinion is suitable for conversion into either self-contained apartments or HMOs, STP. We envisage not less than 5/6 units can be accommodated on the first floor. Like elsewhere there is a strong demand for either rented apartments or HMOs. Prospective purchasers should make their own enquiries of the Local Planning Authority.

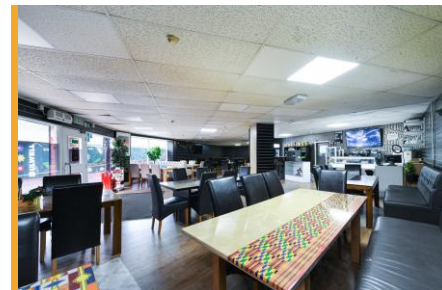
## VAT & Costs

VAT is applicable at the prevailing, so the sale will be as TOGC. Each side will be responsible for their own costs.

## Plans & Leases

Scale plans of the first floor are available upon request, together with copy leases.

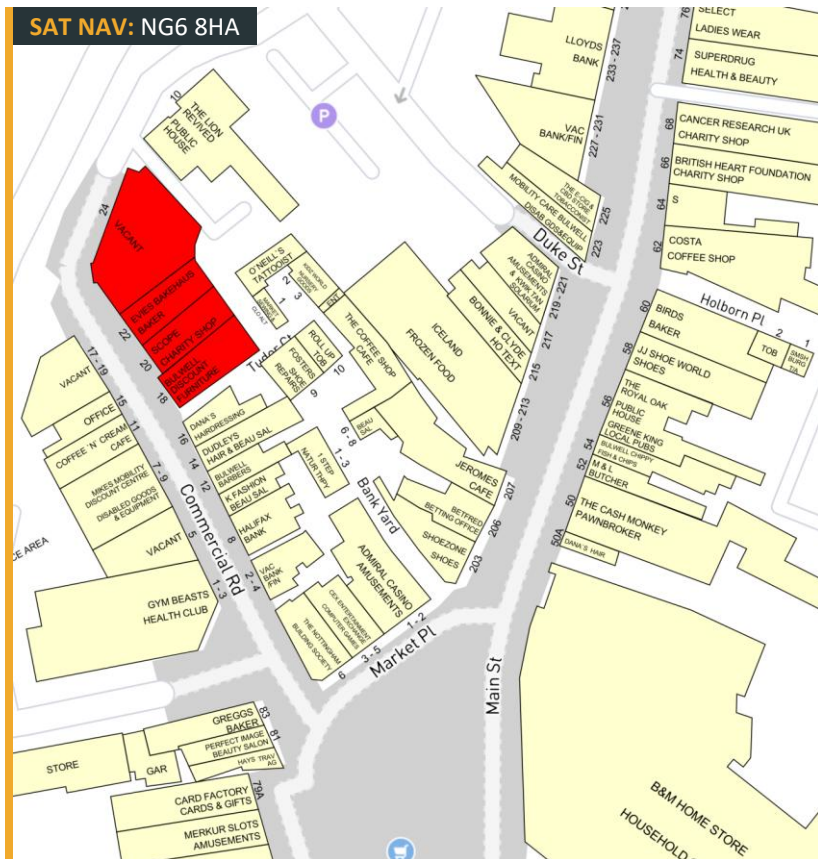
## Tenancy Details



Description	Tenant	Rent (pa)	Lease Commencement	Expiry Date	Next Rent Review Date
18 Commercial Road	Trident Cards Limited	£17,000	24/08/2022	23/08/2028	-
20 Commercial Road	Celestial Tattoos Limited	£16,500	03/10/2025	02/10/2030	02/10/2026
22 Commercial Road	Thanh Thi Nguyen	£12,500	21/10/2021	20/10/2031	21/10/2026
24/24a Commercial Road	Nosh Afrik	£24,000	14/07/2023	13/07/2029	-
First Floor, 24/24a Commercial Road	Vacant				

The rent on 20 Commercial Road rises to £17,500 per annum on 03/10/2026 and to £18,000 per annum on 03/10/2027.





## Tenure

The property is available freehold, subject to the existing occupational leases of the ground floor and with vacant possession of the first floor.

## Price

Offers are sought in excess of **£760,000**.

The income from the retail element has been capitalized at circa 10%.

## EPC

Units 18, 20 and 22 and the first floor have EPC ratings of B and 24 and 24a a rating of D.

## Further Information

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

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