

74, 74a & 76 High Road | Beeston | Nottingham | NG9 2LS

High Street Investment For Sale with Vacant First and Second Floor Student Accommodation

163.31m²
(1,758ft²)

- Two shops currently producing £24,600 per annum
- ERV: £27,000/£28,000 per annum
- Vacant student accommodation in need of upgrading
- Potential income: £24,750 per annum
- Full ERV: £52,250 per annum
- Freehold
- VAT exempt
- Offers in excess of £500,000



FOR SALE



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Location

Nottingham is a major provincial city which is recognised as the principal shopping centre for the East Midlands. It has a diverse economy with substantial interests in manufacturing, textiles, industrial uses, education, warehouse, logistics and offices. It is a regional shopping centre.

The current city population is 275,000, with 90,000 students and a catchment of 750,000 persons. Beeston lies approximately 3 miles due west of Nottingham City Centre. It is one of the best 3 suburban trading centres within the Nottingham conurbation. There are many multiple retailers represented including Greggs, Boots, Savers, Birds Confectioners, Costa Coffee, Holland and Barrett, Ryman Stationery and branches of the Halifax and Nottingham Building Society to name but a few.

The main shopping facilities are centred upon the High Road and The Square Shopping Centre which has been recently reconfigured to incorporate a major gym together with The Arc Cinema. The adjacent site is currently under construction by the Cassidy Group for 419 student beds due to open in Autumn 2026.

The property is situated on the south-eastern side of the High Road approximately 300 yards due east of The Square Shopping Centre. The property is at the junction of Willoughby Street which leads to a Sainsbury's Supermarket to the rear together with a number of car parks. Beeston itself is a popular suburban location for students being within walking distance of the main University of Nottingham campus off University Boulevard.

In summary, this property occupies an 80/90% trading position in one of the most prosperous and busy suburban shopping centres of Nottingham.





Property

The property comprises of two small shops together with first and second floor accommodation above approached from a separate side/rear entrance off Willoughby Street.

Each of the two ground floor shops is self-contained, one with the benefit of first floor kitchen and offices.

The remaining upper floor accommodation which is approached from the rear has until recently been occupied for student accommodation comprising a living area and separate fitted kitchen on the first floor together with three spacious double bedrooms on the second floor with a separate bathroom with washbasin and shower unit.

Generally the property is in good condition, but the student accommodation is in need of upgrading in order to attract students.

EPC

The current EPC ratings are as follows:

- 74: Band C – 55 expiring January 2036
- 74a: Band D – 56 expiring February 2029
- 76: Band D – 97 expiring January 2036



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Development Opportunity

The detailed tenancies and accommodation are set out overleaf. The tenant of 76 High Road is holding over on a lease expiring on 17th October 2025 at a current rent of £12,600 per annum. No Section 25 notice has been served by the current landlord proposing new terms.

The first and second floors were originally let to three students on an AST expiring on 3rd August 2025 at a rent of £17,160 per annum for a term of 52 weeks. The upper floor accommodation is in need of upgrading. We are of the opinion that when the cosmetic works of refurbishment and improvement have been completed, this accommodation will let at anything between £165 to £175 per bed per week for a term of 50 weeks indicating a gross income of £24,750 at the lower rate.

This property provides a purchaser with the opportunity to increase the rents of the ground floor accommodation and to considerably enhance the upper floor accommodation and also to increase the rental income to a gross figure of something in the region of £52,250 per annum.



Covenant

The two shops are let to local covenants. All rents are paid regularly and are up to date. Proof of payment of rent can be provided upon request.

VAT

The property is not elected for VAT.

Further Information

Copies of the Lease, EPC Certificate, photocopied reduced floor plans and other relevant information are available upon request.

Price

The property is being sold freehold with vacant possession of the upper floor accommodation.

Offers are invited in excess of £500,000.





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Tenancies & Accommodation

Address	Tenant	Accommodation	Lease Start	Term	Lease Expiry	Rent pa	ERV	RV
74a High Road	Vacant	First Floor: 21.45m ² (231ft ²) Second Floor: 49.23m ² (530ft ²) Total: 70.69m² (761ft²)	/	/	/	/	/	
74 High Road	Moasab Habis t/a Mobile Plus Repairs Ltd	Sales: 29.26m ² (315ft ²) Stores: 5.85m ² (63ft ²) Total: 35.11m² (378ft²) ITZA: 26.6m ² (291.64ft ²)	01/05/2024	3 years	30/04/2027	£12,000	£14,000	£8,500
76 High Road	Michelle Lisa Wood	Sales: 25.73m ² (277ft ²) Stores: 4.64m ² (50ft ²) ITZA: 24.35m ² (262.04ft ²) FF Kitchen: 11.33m ² (122ft ²) Stores/Office: 15.79m ² (170ft ²) Total: 57.5m² (618ft²)	17/10/2022	3 years	16/10/2025	£12,600	£14,250	£10,000

Each shop is let on a 3 year lease with the tenant of 76 High Road holding over. A Section 25 Notice has not been served.

Under the terms of the leases, the tenants are responsible for internal repairs and decorations and reimburses the landlord for the apportioned fire insurance premium.



Location

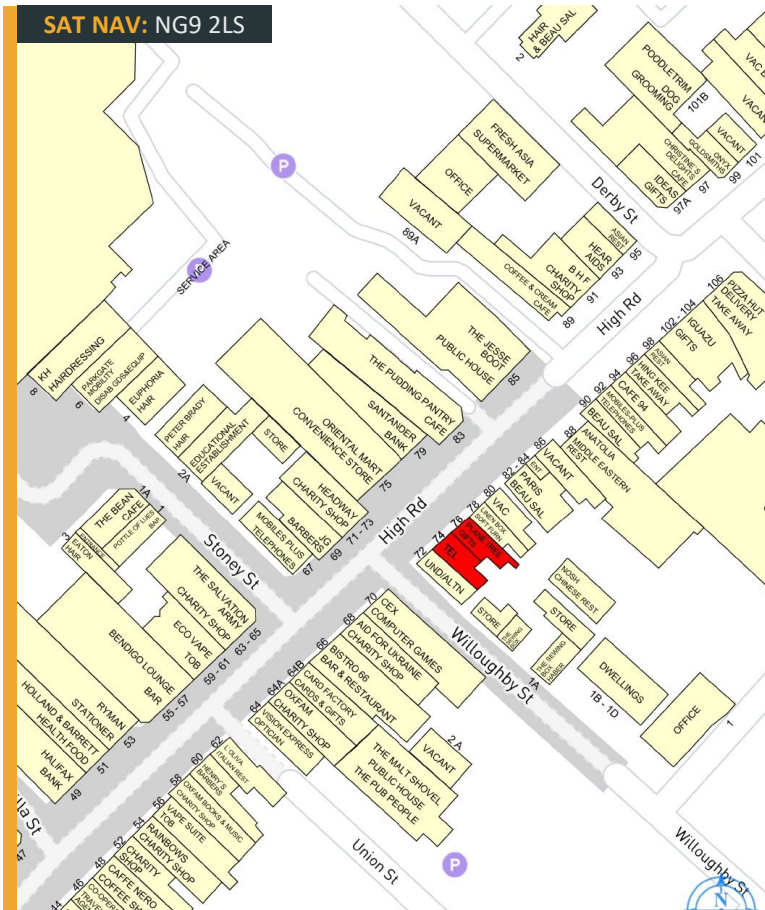


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Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each side to be responsible for their own legal costs.

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.