

26 Oakdale Road | Nottingham | NG3 7EE

Rare freehold takeaway opportunity

Ground Floor
89.6m² (964ft²)

- Ground floor retail premises with sui generis hot food takeaway consent
- 1 x upper floor flat (separately accessed)
- Situated on a busy and popular parade
- Nearby operators include **Tesco Express, Summer Palace and Trim & Glow**
- Quoting Price - £215,000



FOR SALE



Location



Gallery



Contact





Location



Gallery



Contact

Location

The subject property is located in Bakersfield, a small suburb of Nottingham lying in between the suburbs of Sneinton, Carlton and Colwick.

The property occupies a highly prominent position on Oakdale Road situated centrally in a popular neighbourhood parade with nearby operators including Tesco Express, Toros Steakhouse, New Summer Palace and A&J Autos.

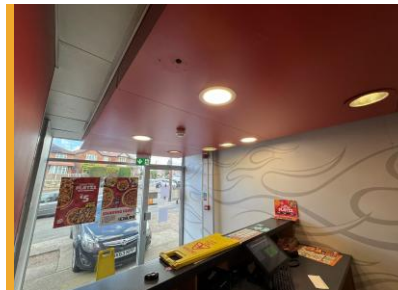
The Property

The retail shop is arranged over the ground floor consisting of a small customer ordering counter leading to the rear kitchen and food prep area and a number of cold stores.

There is residential accommodation included which is accessed separately to the left hand side of the retail premises.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	89.6	964

Price

The property is available at a price of:-

£215,000

Planning

We understand that the ground floor shop is categorised as **Sui Generis Hot Food Takeaway**. This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £10,750

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.



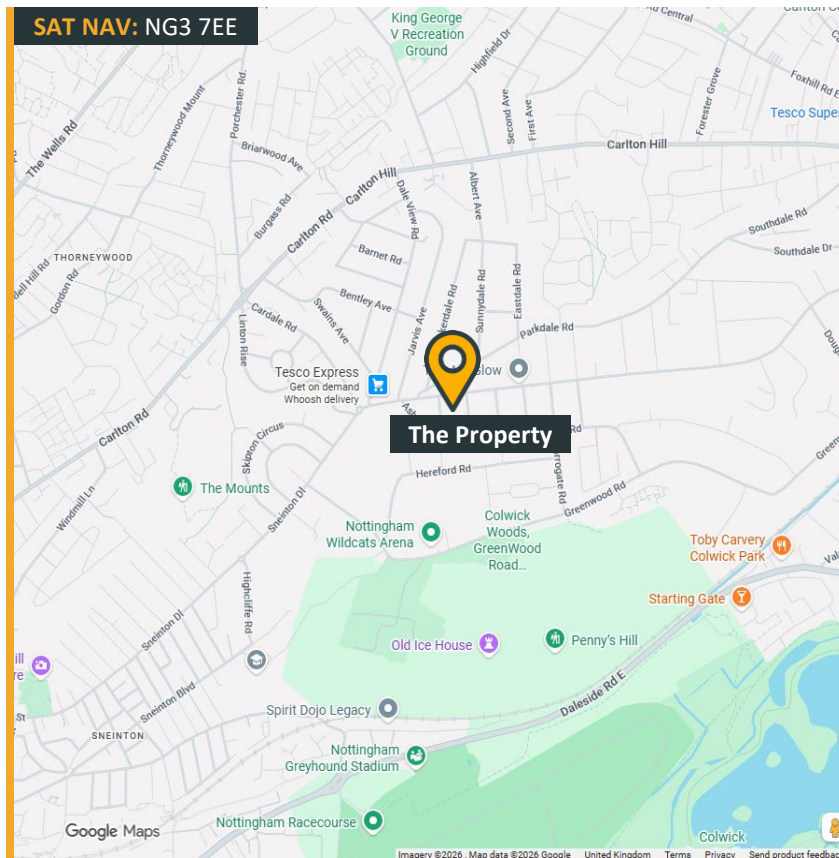
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VAT

VAT is applicable at the prevailing rate.

Anti Money Laundering

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 party are to bear their own legal costs incurred.

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.