

26 Oakdale Road | Nottingham | NG3 7EE

## Rare freehold takeaway opportunity

Ground Floor  
89.6m<sup>2</sup> (964ft<sup>2</sup>)

- 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



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## 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.

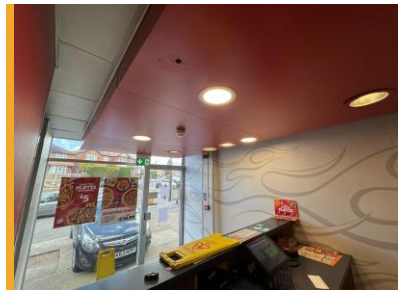
## The Property

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 <sup>2</sup>	ft <sup>2</sup>
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 1<sup>st</sup> 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.

