

368 Radford Road | Nottingham | NG7 5GQ

Fully Equipped Takeaway Unit with Two-Bedroom Flat Available For Sale

Ground Floor Takeaway Area
39.94m² (430ft²)

- Well situated for delivery surrounding and including Nottingham City Centre
- Ready-made takeaway facility on the ground floor equipped with extraction
- Two-bedroom flat on the upper floors with separate access
- Situated on the popular Radford Road
- Gas and electricity supply
- Sale price - £275,000



FOR SALE



Location



Gallery



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Location



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Location

The property is located on the popular parade of Radford Road in Hyson Green, approximately 2 miles north of Nottingham City Centre. The property is ideally situated for delivery facilities stretching as far as West Bridgford to the south side of Nottingham City Centre and all surrounding areas with a strong catchment population.

The Property

The ground floor space benefits from a fully equipped kitchen. The specification is excellent and includes the following :

- Fitted extraction
- Walk-in fridge (2.58m x 1.74m)
- Stainless steel worktops
- Stand alone freezers
- Lino flooring
- Preparation area
- Suspended ceiling with recessed LED lighting

For delivery and loading the property can be accessed via the front and back with the front elevation being secured by a roller shutter door.

The two-bedroom flat has self contained access with two well-sized bedrooms and a kitchen space.

Tenure

The property is held freehold and will be sold with vacant possession.





Accommodation

The property provides the following approximate floor areas:

Takeaway unit	m ²	ft ²
Ground floor sales	39.94	430
Basement	16.14	174
Total	56.08	604

Two-bedroom flat	m ²	ft ²
Bedroom 1	12.07	130
Bedroom 2	11.85	128
Kitchen	15.44	166
Total	39.36	424

(This information is for guidance only.)

Sale Price

The property is available at a sale price of:-

£275,000

(two hundred and seventy-five thousand pounds)

VAT

The property has been elected for VAT purposes, and we understand that the sale can be treated as a transfer of a going concern (TOGC).



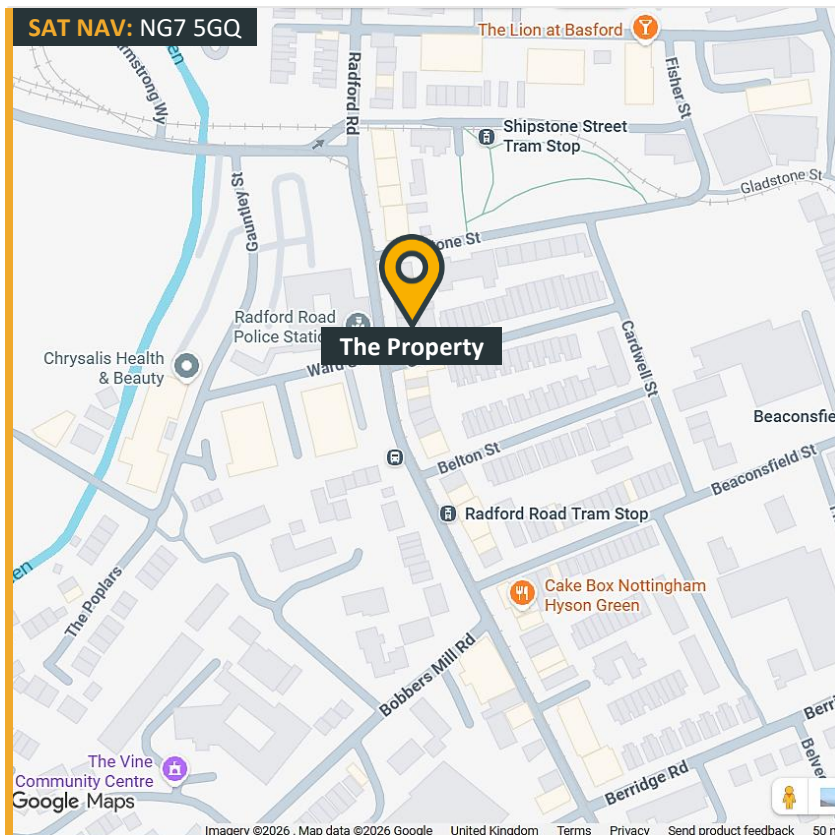
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EPC

The property has an EPC rating of C (68). A copy of the Energy Performance Certificate is available upon request.

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.

Further Information

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

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