

100 Trent Boulevard | Lady Bay | West Bridgford | Nottingham | NG2 5BL

Ground floor hot food takeaway producing £17,500 with vacant upper floor 5 bed HMO

59.4 m²
(639 ft²)

- Three-storey brick and slate late Victorian property
- Hot food takeaway with cellarge and rear access
- Let to Muhammed Islam by way of a 20-year lease expiring 17 July 2032 at £17,500 per annum
- Vacant 5-bedroom HMO at first and second floor, capable of producing circa £25,000 per annum
- Price: £450,000



FOR SALE



Location



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Location



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Location

The property is located on Trent Boulevard at its junction with Pierrepont Road within the Lady Bay district of West Bridgford, about 2.5 miles south of the Nottingham city centre via Lady Bay Bridge.

The Lady Bay district has a resident population of slightly in excess of 5,000, lying to the north side of West Bridgford and close to all amenities. The area is well served by shops, schools and having regular transport services to and from the city. The new Waterside Bridge linking Lady Bay with the Trent Basin was opened in June 2026.

The Property

The property was probably constructed around 1900, being 3 storey and of brick and slate and comprises a ground floor hot food takeaway with a cellar. The takeaway has a sales shop with a modern shop front and a rear kitchen/prep area. The property has rear access onto Pierrepont Road.

This part of the property is let to Muhammed Islam at £17,500 per annum.

A separate entrance hallway leads to the first and second floors where there are 5 HMO rooms with shared kitchen and bathrooms. This part of the property was modernised around 2020/2021 providing gas centrally heated accommodation with UPVC double glazing and comprising at first floor level, 3 bed sitting rooms, a living room, kitchen, shower room and WC, and at second floor level, 2 further bed sitting rooms.

The sitting rooms have previously been let at circa £100 per week, producing a gross rent of circa £25,000 per annum.





Accommodation

The premises comprise the following:

Description		
GROUND FLOOR		
Retail frontage	4.06 m	13' 4"
Shop depth	5.4 m ²	17' 9"
Retail sales area	21.9 m ²	236 ft ²
Rear kitchen/prep	37.5 m ²	403 ft ²
FIRST FLOOR		
Living room	13 m ²	140 ft ²
Bedroom 1	8.5 m ²	92 ft ²
Bedroom 2	7.3 m ²	579 ft ²
Bedroom 3	11.1 m ²	120 ft ²
Shower room & WC		
SECOND FLOOR		
Bedroom 4	7 m ²	75 ft ²
Bedroom 5	7.4 m ²	79 ft ²

(This information is given for guidance purposes only).

Lease Information

The ground floor and basement is let to Muhammed Islam by way of an internal repairing lease for a term of 10 years from 18 July 2012, expiring 17 July 2032 at a current rent of £17,500 per annum, due for review in July 2027.

The upper floors are vacant, having previously been let and producing circa £100 per week per room, plus bills.

Business Rates

Enquiries have been made of the Valuation Office Agency website (www.voa.gov.uk) which has provided the following information:

Address: 100 Trent Boulevard, West Bridgford, Nottingham, NG2 5BL

Rateable Value: £11,000

The upper floors, 100a Trent Boulevard, West Bridgford, Nottingham, NG2 5BL have a Council Tax band of **Band 'B'**.

EPC

The property under Certificate No. 0590-0832-4169-6592-3002 has an energy rating of 'C' which expired on 20 February 2022. A new EPC is to be provided and will be available from this office upon request.

Price

Offers are invited in the region of **£450,000**. Based off an income of circa £42,500, this would represent a gross yield of **circa 9.44%** before costs.



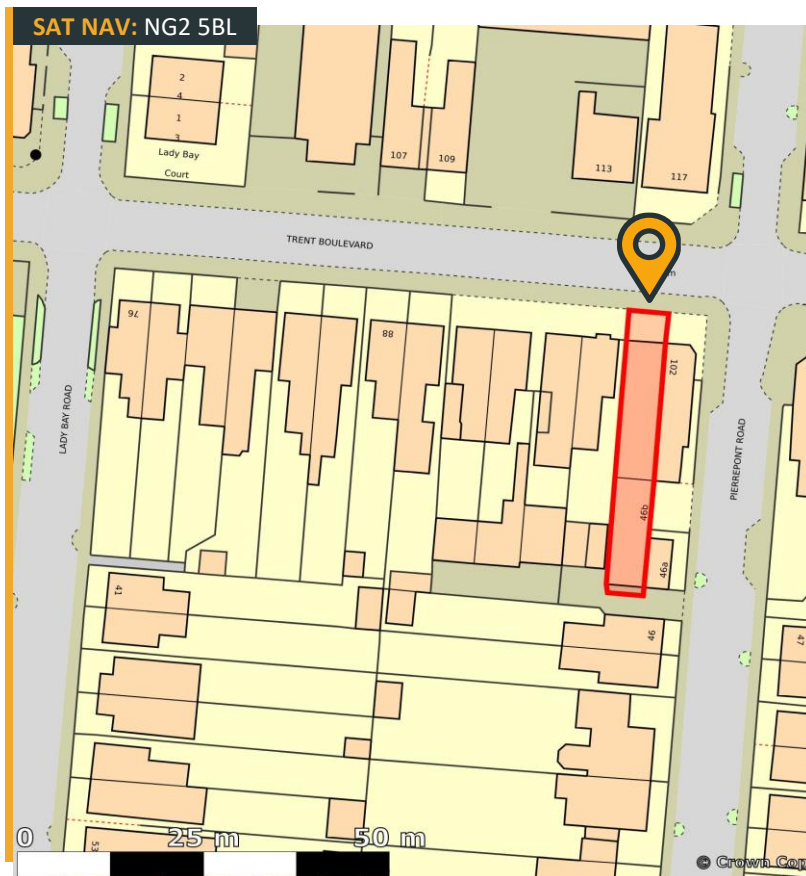
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VAT

VAT is not applicable to this transaction.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the appropriate time.

Further Information

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

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23/07/2026

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