132-136 High Road | Beeston | Nottingham | NG9 2LN

Excellent Development/Investment Opportunity in one of Nottingham's Best and Thriving Suburban Town Centres

653.81m² (7,038ft²)

- Substantial premises situated on the High Road
- Full planning consent for lower ground floor and ground floor for restaurant purposes
- Planning consent granted for the development of the upper floors to provide 5 two-bed flats and 2 one-bed flats with potential to increase to 8 flats
- For sale with vacant possession
- VAT exempt
- Offers invited at £850,000



FOR SALE

Location | Gallery | Contact

FHP
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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 Poundstretcher, Costa Coffee, Boots, Savers, Greggs and soon a new Waterstones outlet. To the rear of Station Road and Arcadia Walk there is a major Tesco store (24 hours) and 400 space car park.

This property is situated on the southern side of High Road, towards its eastern end adjacent to Broadgate Park and Regent Street. The property having a main frontage to the High Road. Immediately to the rear of the property there is a local authority car park. The Square Shopping Centre has been recently reconfigured and incorporates a major gym together with The Arc Cinema and an adjacent site currently under construction for a new 418 bed student accommodation property. Elsewhere close by along the High Road other buildings have been redeveloped for student and private rented accommodation.

Beeston itself is a popular suburban location for students, being within walking distance of the main University of Nottingham campus off University Boulevard. It is also a popular location for professional couples.

This property occupies a excellent trading position and offers the purchaser the opportunity to develop the site to provide a substantial ground floor restaurant premises together with upper floor residential accommodation.













Property

The property comprises a substantial building with accommodation arranged on lower ground, ground and two upper floors. Until recently, the ground floor was operating as a Chinese restaurant with basement toilet facilities and storage.

This property is a substantial building probably originally erected in the 1920s/1930s with a much more modern two-storey extension to the rear that is evidenced from the photographs.

The property is of brick construction under a pitched probably tiled roof to the front elevation and a flat roof to the rear. At the present time there is a balcony area to the rear at second floor level which is to be incorporated in the scheme of redevelopment.

The property has been configured so that the ground floor accommodation can be split into two units if the purchaser desires to.

There is separate access to the first-floor accommodation where planning consent has been granted to provide 5 two-bed flats and 2 one-bed flats.

In our opinion there is a substantial demand for one-bed flats and bearing in mind the size of the accommodation there is the opportunity to enhance the planning consent to increase the number of one-bed flats to 5.

Plans of the property are available showing the existing and proposed accommodation.

Accommodation

The property comprises the following accommodation:

Floor	m²	ft²
Ground Floor - 132 High Road	101.26	1,090
Ground Floor - 136 High Road	175.11	1,885
Total	**276.37**	**2,975**
First Floor	297.09	3,198
Second Floor	80.35	865
Toal	**653.81**	**7,038**

The property has been measured on a gross internal basis. Copy plans are available upon request.



Planning Consent

Planning consent was granted by Broxtowe District Council on 30 July 2025 under planning reference 25/00181/FUL for the construction of the second floor extension to the rear including dormas to facilitate change of use from storage, karaoke rooms and apartments to 7 apartments with ventilation. Copy plans are available upon request.





Rental Value

We estimate the rental value of the one bedroom flats to be in the region of £850 pcm and for the two bedroom flats, assuming a satisfactory standard of not less than £1,200 pcm.

Tenure

The property is offered for sale freehold with vacant possession upon completion.

Price

Offers are invited at at £850,000.

VAT

The property is not elected for VAT.

EPC

A new EPC is being obtained.

Rating Assessment

Rateable Value - £27,500
This relates to the property as existing.

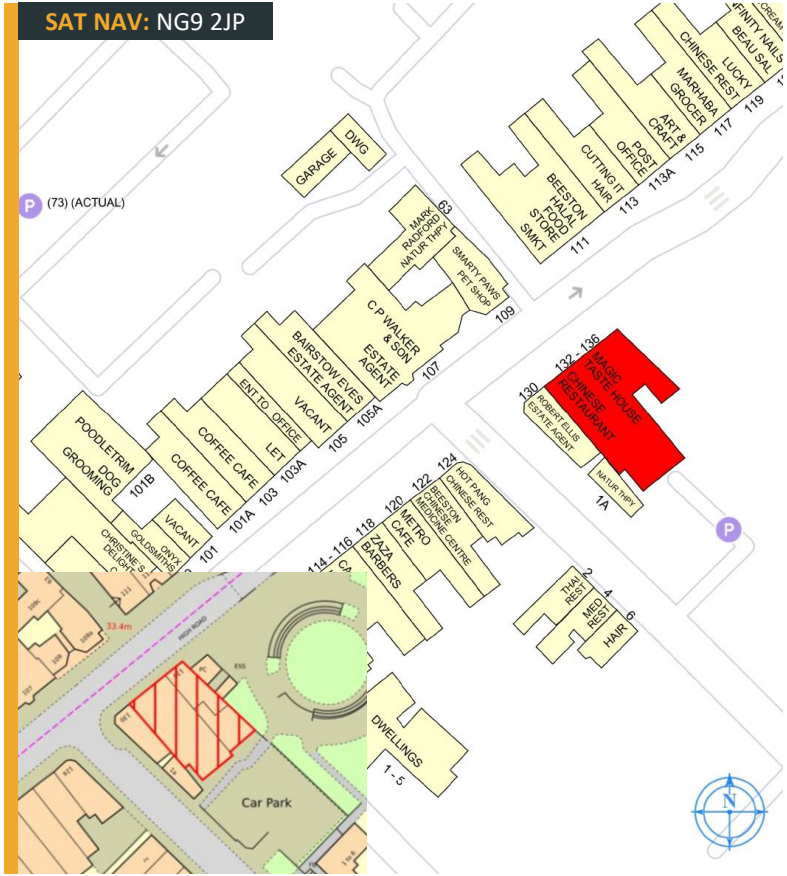
Further Information

Copies of the plans, planning consent and EPC are 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.

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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