

7 high street
hucknall
nottingham
NG15 7HJ

need2view
property services
Sales & Lettings

tel: 0115 968 0809
fax: 0115 968 0877

www.need2view.co.uk
e-mail: mail@need2view.co.uk

**NO
CHAIN**

47a WATNALL ROAD

HUCKNALL

NOTTINGHAM

NG15 7JQ



£130,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ

TENURE

Freehold

- Commercial Property
- Two Bedroom Flat Above
- Prominent Position
- Full Planning Permission for Hot Food Takeaway
- Variety of Catering Equipment
- Rear Yard

47a WATNALL ROAD, HUCNALL, NOTTINGHAM.

DIRECTIONS

On leaving our Hucknall office turn left onto the High Street and at the traffic lights turn left onto Watnall Road. The property is located on the left and will be easily identified by our 'For Sale' board.

This is a unique business opportunity to acquire premises from which to trade that will also provide living accommodation above. Ashfield District Council full planning permission for hot food takeaway together with local authority consent for the use of the extraction system.

This property occupies a prominent position on one of the main thoroughfares in and out of Hucknall Town Centre on Watnall Road opposite the Hucknall Police Station, Green Dragon public house and Select & Save.

There is a variety of catering equipment including within the sale to include fridges, freezer, fryers and seven ring gas wok cookers, along with stainless steel shelving and microwave.

There is a glazed shop window and entrance door into:

RECEPTION AREA

11'7" x 10' with floor and wall tiling, service counter, doorway through to kitchen and food preparation room which measures 15' x 11'9" max.



47a WATNALL ROAD, HUCNALL, NOTTINGHAM.

KITCHEN AREA

15'6" x 6'6" max There is a doorway through to a further preparation and storage area with two stainless steel sinks, fitted shelving, power points, ceiling light point, wall and floor tiling.



Doorway to:

INNER LOBBY

With door to rear yard.

Doorway to:

LIVING ACCOMMODATION

With stairs to first floor landing with ceiling light point, door way to:

LOUNGE

12' x 13' max With UPVC double glazed box bay window, power points and ceiling light point.



KITCHEN

With UPVC double glazed window to the side, single drainer stainless steel sink, base units with small amount of work surfaces, power points, ceiling light point.

47a WATNALL ROAD, HUCNALL, NOTTINGHAM.

Doorway to:

BATHROOM

With UPVC double glazed opaque window to the side, three-piece white suite comprising panelled bath, closed coupled W.C, pedestal wash hand basin, space and plumbing for washing machine and ceiling light point.

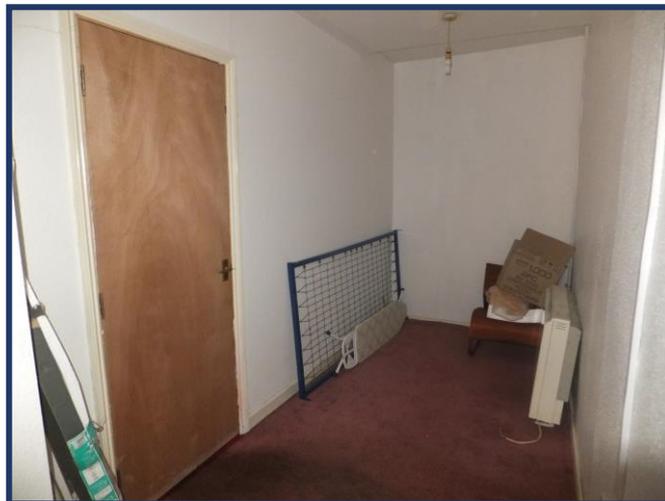


BEDROOM ONE

7'3" x 6'6" UPVC double glazed window to the rear.

BEDROOM TWO

18' x 6' max reducing to 4' With two ceiling light points.



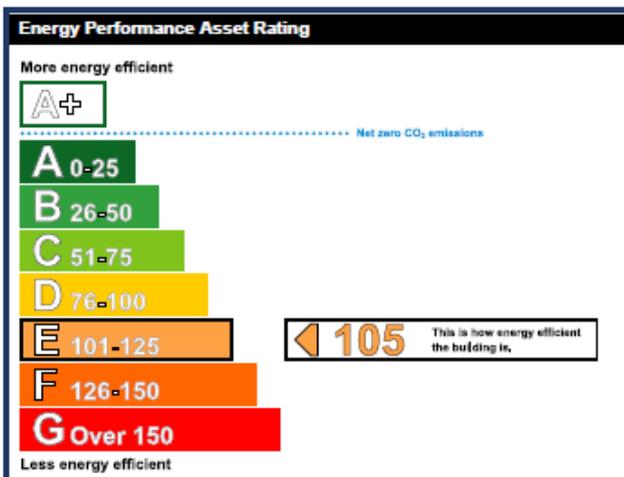
47a WATNALL ROAD, HUCNALL, NOTTINGHAM.

REAR YARD

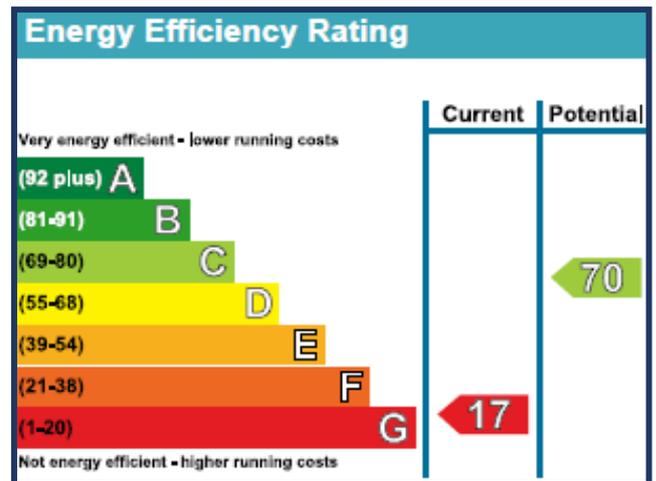
Low maintenance, outside lighting and provides a bin storage area with a footpath to King Edward Street. There is an outside brick store measuring 15' x 11' with power and light.



EPC GRAPH - SHOP



EPC GRAPH - FLAT



ADDITIONAL INFORMATION

Council Tax Band: A
Local Authority: Ashfield District Council

47a WATNALL ROAD, HUCNALL, NOTTINGHAM.

AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.