

38 Gordon Road | West Bridgford | Nottingham | NG2 5LN

Well-located hot food takeaway with hairdressers above, with rent rising to £30,049.62 per annum exclusive. The owning company with tax losses is available to be acquired.

101.4m²
(1,090ft²)

- Semi-detached 3-storey building adjacent to Gordon Square
- Ground floor let for 5 years from 1 October 2022 at £17,000 pax
- First and second floors let for 5 years, expiring 30 September 2027 at a current rent of £12,500 pa, rising to £13,049.62
- Price: £475,000



FOR SALE



Location



Gallery



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The Property

Probably built circa 1910, this property is 3-storey of brick and slate construction, having a rear 2-storey addition.

The ground floor is a lock-up hot food takeaway, having a bay fronted elevation with rear kitchen, store and WC.

The upper floors have separate access and comprise hairdressing salon at first floor level and second floor storage.

Location

The property lies adjacent to Gordon Square, within the centre of West Bridgford, adjacent to the Test Match public house. Gordon Road runs southwards from Central Avenue and Tudor Square, forming an extension to the West Bridgford retail offering. Close-by occupiers also include Age UK, Perfection Aesthetics, Johns Opticians, Istanbul BBQ Kitchen, COOK, amongst other mainly local retailers.





Accommodation

The premises comprise the following:

Description		
Ground Floor Retail Frontage	3.4m	11' 2"
Shop Depth	7.3m	24'
Sales Area	22.5m ²	242ft ²
Kitchen	9.4m ²	101ft ²
Store	9.6m ²	103ft ²
Total	41.5m²	446ft²
1 st Floor Hairdressing Salon	35.4m ²	381ft ²
2 nd Floor Hairdressing Salon	24.5m ²	263ft ²
Upper Floor Total	59.9m²	644ft²

(This information is given for guidance purposes only).

Lease Information

The ground floor is let to Man Yi Dora Wong for a term of 5 years on effective full repairing and insuring terms, expiring 30 September 2027 at a rental of £17,000 pax.

The upper floors are let to Andrew Burton and Emma Vicary for a term of 5 years on effective full repairing and insuring terms at a current rental of £12,500 pa, rising to £12,800 pa from 1 October 2024 to 30 September 2025; £13,000 pa from 1 October 2025 to 30 September 2026 and £13,049.62 from 1 October 2026 to 30 September 2027.



Business Rates

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

Address: Ground Floor, 38 Gordon Road,
West Bridgford, Nottingham

Rateable Value: £10,500

Address: First Floor, 38 Gordon Road,
Nottingham

Rateable Value: £5,500 pa

Price

The property is available at a price of:

£475,000

which, based off a maximum rental of £30,049.62, represents a net initial yield of 6%.

Please additionally note that the property is owned by West Bridgford Commercial Investment Ltd which is an SPV and is available to be acquired. The company carries a tax loss of £30,000.

VAT

VAT is not applicable to the purchase price.



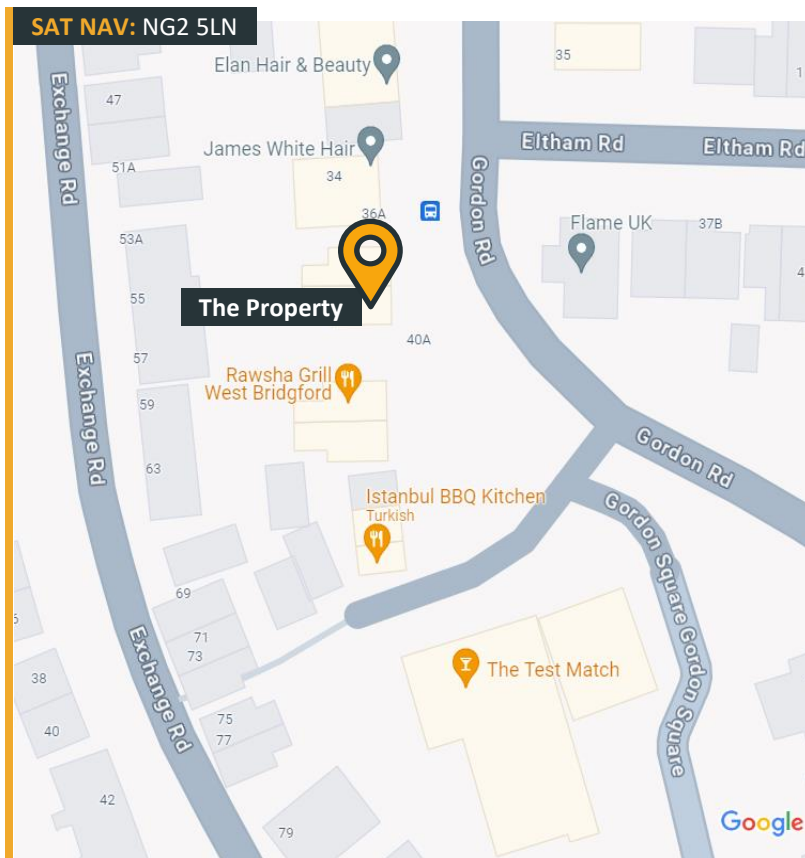
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Legal Costs

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 emails or website below:

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30/09/2024

Please click here to read our "Property Misdescriptions Act". E&OE.