



FOR SALE

342 & 342A CARLTON HILL

CARLTON, NOTTINGHAM NG4 1JD

26.57 sq m (**285 sq ft**)

RETAIL / RESIDENTIAL INVESTMENT

- Prominent position on Carlton Hill
- Fully fitted ground floor retail unit
- Self-contained first floor flat
- High quality fit-out throughout
- Total passing rent £20,460 per annum exclusive
- Offers invited over **£250,000** which reflects a net initial yield of 7.98%, having allowed 2.6% for purchaser's costs



www.ng-cs.com

0115 958 8599

NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





LOCATION

Occupying a prominent position on Carlton Hill, this mixed-use investment is located in a well-established commercial setting that attracts steady footfall and strong tenant demand. The high street serves a densely populated residential catchment and provides access to major local routes connecting the town centre and surrounding suburbs, while nearby public transport links and on-street parking enhance it's accessibility.

DESCRIPTION

The ground floor is a self-contained retail unit occupied and operated by 'Project Pies', an established pie maker. The sales area boasts a modern high-quality fit-out with a complete bi-folding frontage, the rear is fitted out to provide kitchen bakery and provides further ancillary stores and welfare facilities.

To the first floor, there is a modern, well maintained three-bedroom flat spread over 2 storeys consisting of a living room/kitchen diner and a modern bathroom suite. The flat is currently rented out on an AST to private tenants.

ACCOMMODATION

Measured on a Net/Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Retail Sales Area	11.99	129
Ancillary	14.58	156
TOTAL NIA	26.57	285
First Floor Flat (GIA)	66.42	714

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

Please contact the marketing agents for further information.

TENURE

Freehold, subject to and with the benefit of the occupational lease to Mr D Lione t/a Project Pies on the following terms:

Term:	5 years
Lease Commencement:	1 st January 2023
Annual Rent:	£9,000 per annum exclusive
Break Date:	31 st December 2025 (not to be actioned)

Additionally, the first-floor residential flat is let on an Assured Shorthold Tenancy at a rent of £11,460 per annum.

BUSINESS RATES

Charging Authority:	Gedling Borough Council
Description:	Shop & Premises
Rateable Value:	£8,000
Period:	2025/26

GUIDE PRICE

Offers invited over **£250,000** which reflects an NIY of 7.98% having allowed 2.6% for purchaser's costs.

VAT

VAT is not applicable to the price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

ALICIA LEWIS
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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. 5. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 6. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 7. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 8. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.