

Robert Ellis

look no further...



GROUND FLOOR SHOP UNIT,
OFFERED AS A SHELL

106 Burton Road, Carlton, Nottingham,
NG4 3BG

£1,500 Per Month

0115 9490044



/robertellisestateagent



@robertellisea

106 Burton Road Carlton, Nottingham NG4 3BG

Robert Ellis are pleased to bring to the market this spacious ground floor shop unit situated on Burton Road in Carlton, Nottingham.

The property offers a versatile commercial space with dual aspect frontage and UPVC double glazed windows to both the front and side elevations, providing a bright and visible trading area.

Currently offered as a shell, the unit requires further works, with the landlords willing to discuss the scope of works depending on the proposed use. The premises could lend itself to a number of potential uses, such as a restaurant, coffee shop, office or general commercial outlet, subject to any necessary permissions and consents.

Internally, the accommodation comprises a generous main shop floor, rear kitchen/office area, separate WC and useful understairs storage.

An early viewing is recommended to appreciate the space on offer and to discuss potential use and works required.

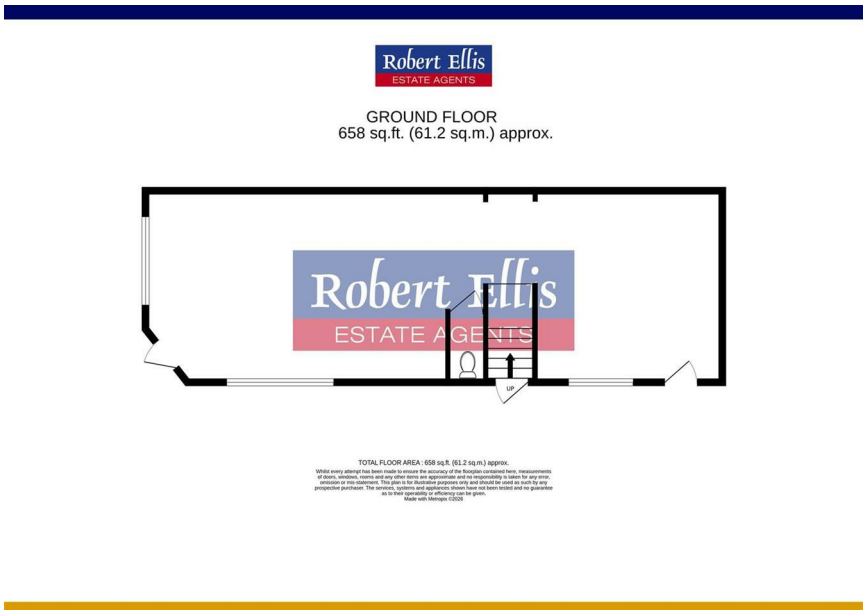
Shop Unit

This spacious ground floor shop unit benefits from having dual aspect with UPVC double glazing currently being offered as a shell with further works required which the vendors would be willing to discuss offering a number of potential uses such as restaurant, coffee shop, office or commercial outlet.

Contact the agent to arrange a viewing and discuss potential use and scope of works required.

Main Shop Floor 26'6 x 15'03 approx (8.08m x 4.65m approx)
Front entrance door, UPVC double glazed windows to the front and side elevations, access through to potential kitchen area and separate WC.

- WC 6'02 x 2'11 approx (1.88m x 0.89m approx)
Low level flush WC, ceiling light point.
- Rear Kitchen/Office 9' x 15'05 approx (2.74m x 4.70m approx)
UPVC double glazed window and side access door, tiling to the floor.
- Understairs Storage 6'09 x 3'04 approx (2.06m x 1.02m approx)
Useful understairs storage space.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.