

WEST BRIDGFORD

68 Bridgford Road
NG2 6AP

RESTAURANT / RESIDENTIAL
REDEVELOPMENT
OPPORTUNITY

FOR SALE £795,000



FOR SALE



LOCATION

West Bridgford is Nottingham's most popular and affluent suburb, lying approximately 2 miles south of the City Centre.

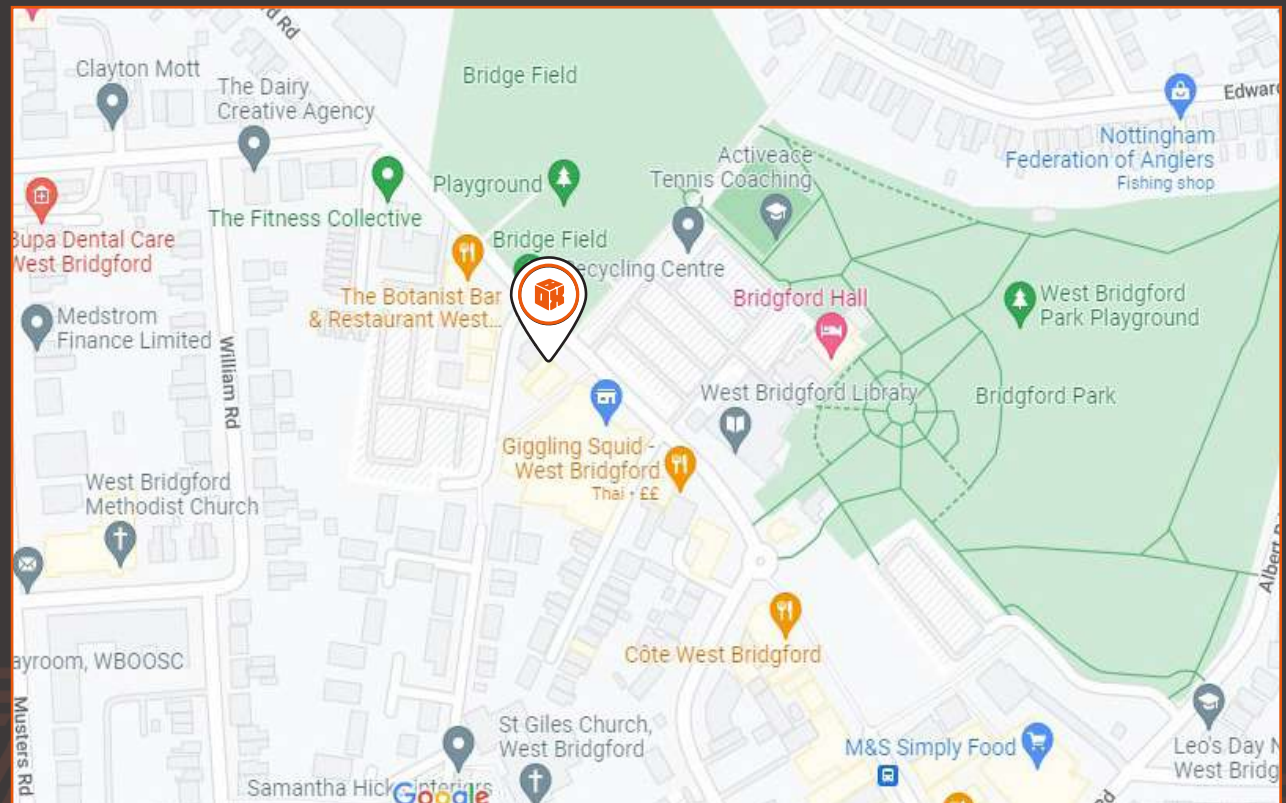
The property occupies a central and prominent position within West Bridgford town centre, it is directly opposite the town's main car park.

West Bridgford is home to a number of upmarket, aspirational operators such as: The Botanist, Oliver Bonas, JoJo Maman Bebe, M&S Simply Food and Cote Brasserie.

As well as brands such as Pizza Express, Caffè Nero, Boots the Chemist, The Co-op, Costa Coffee, Iceland, Specsavers, Wagamama's and Giggling Squid.

PROPERTY

The property is a former doctors surgery that has full consent for redevelopment. There is also a garden / outside seating area to the front and side of the property. To the rear there is a small car park and deliveries area.



PROPOSED PLANS

Following redevelopment the property will provide the following net internal floor areas:

	sq.m	sq.ft
Basement	34	366
Ground Floor	215	2,315
First Floor	80	861
Second Floor	57	614
Total	386	4,156

The property has a planning consent for a redevelopment of the building to provide a ground floor retail / restaurant of 2,315ft² and a 3 bedroom flat at first and second floor:

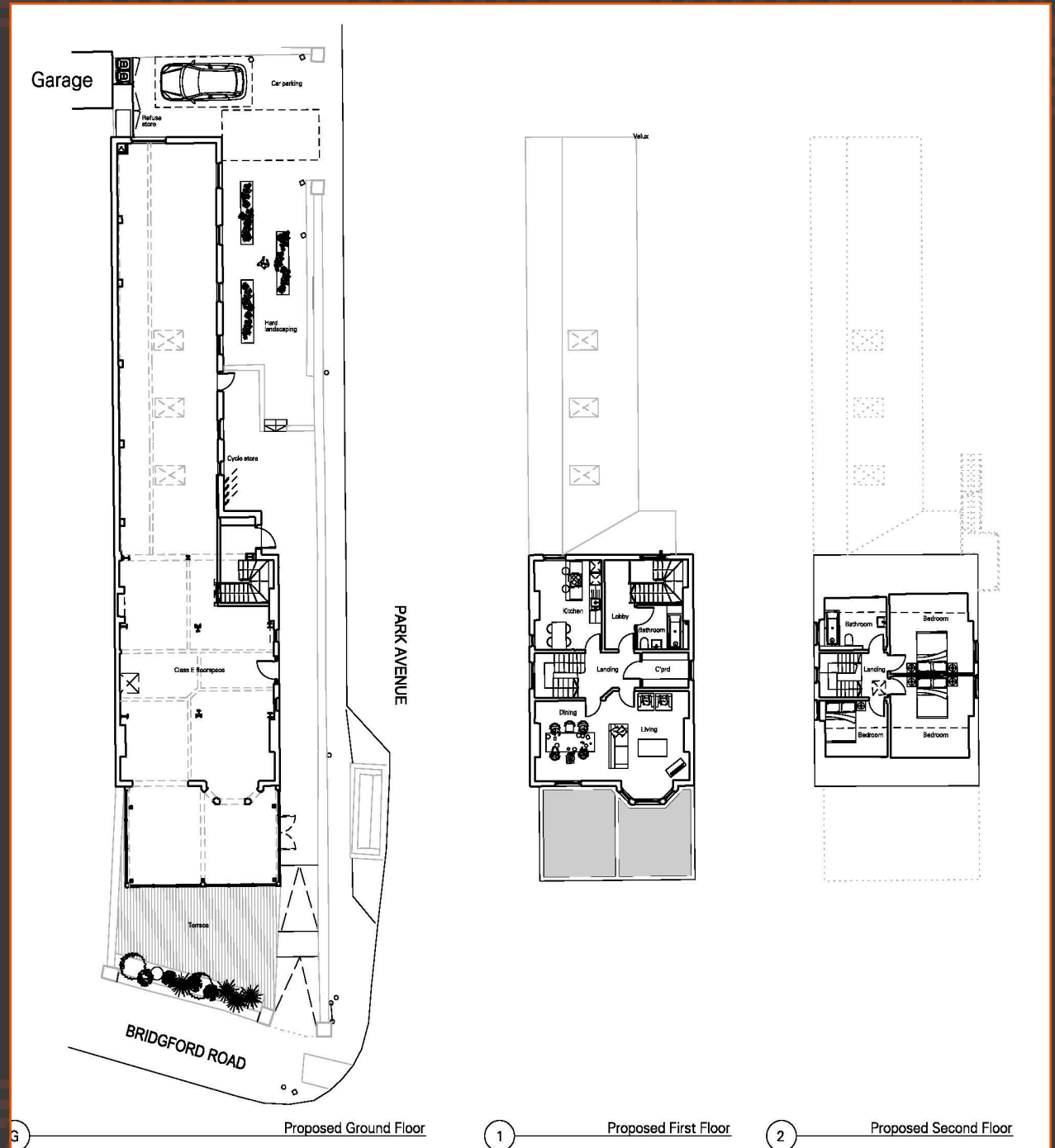
Planning Ref: 22/00644/FUL

There is also a consent in place for a larger restaurant scheme:

Planning Ref: 19/02144/FUL

The property is available at £795,000

The ground floor unit is available on a leasehold basis at a rent of £75,000 per annum.







WEST BRIDGFORD

68 Bridgford Road
NG2 6AP

CONTACT:

Ben Tebbutt

ben@boxprop.co.uk
07930 406 608

OR FIND US AT:



WWW.BOXPROP.CO.UK



0115 784 4777



WEST BRIDGFORD, NOTTINGHAM



[BOXPROP1](#)

IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.



BOX
property