

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.

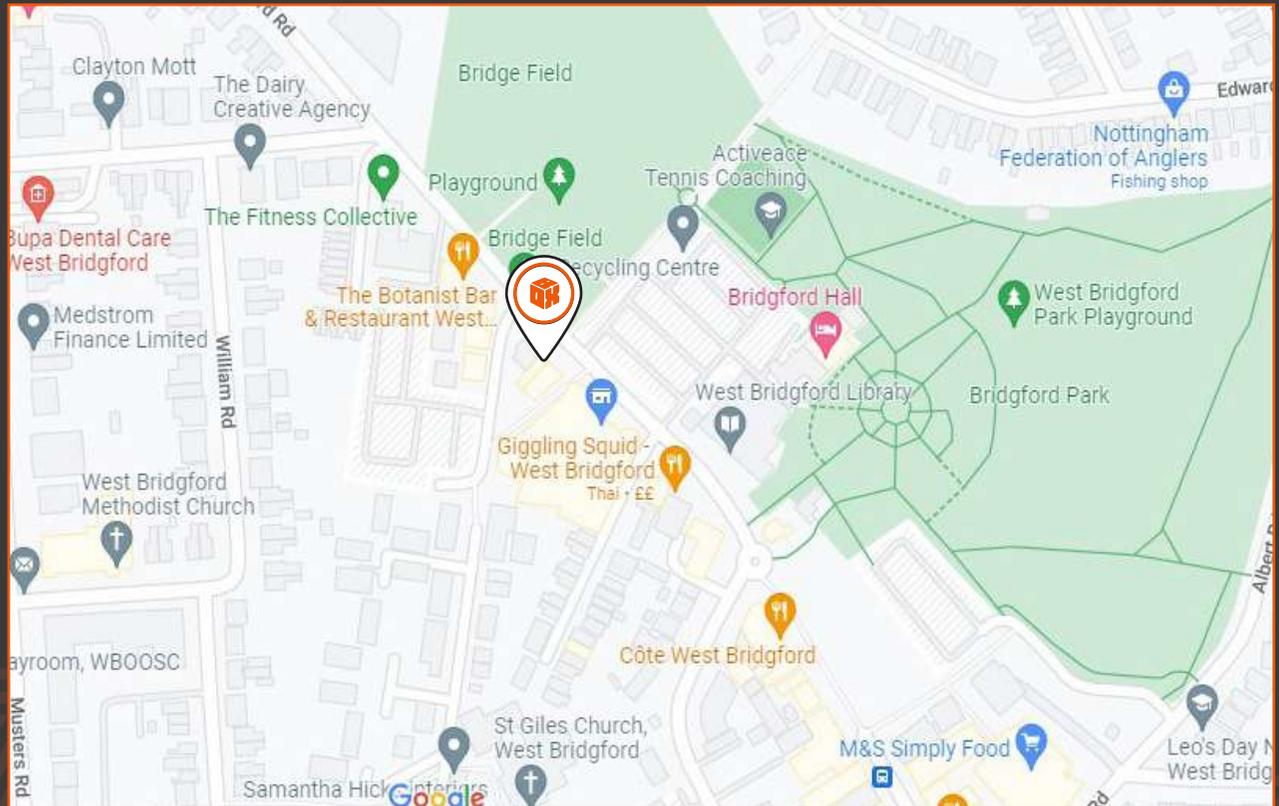
The property occupies a central and prominent position within West Bridgford town centre, it is directly opposite the town's main car park.

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, Caffe 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:

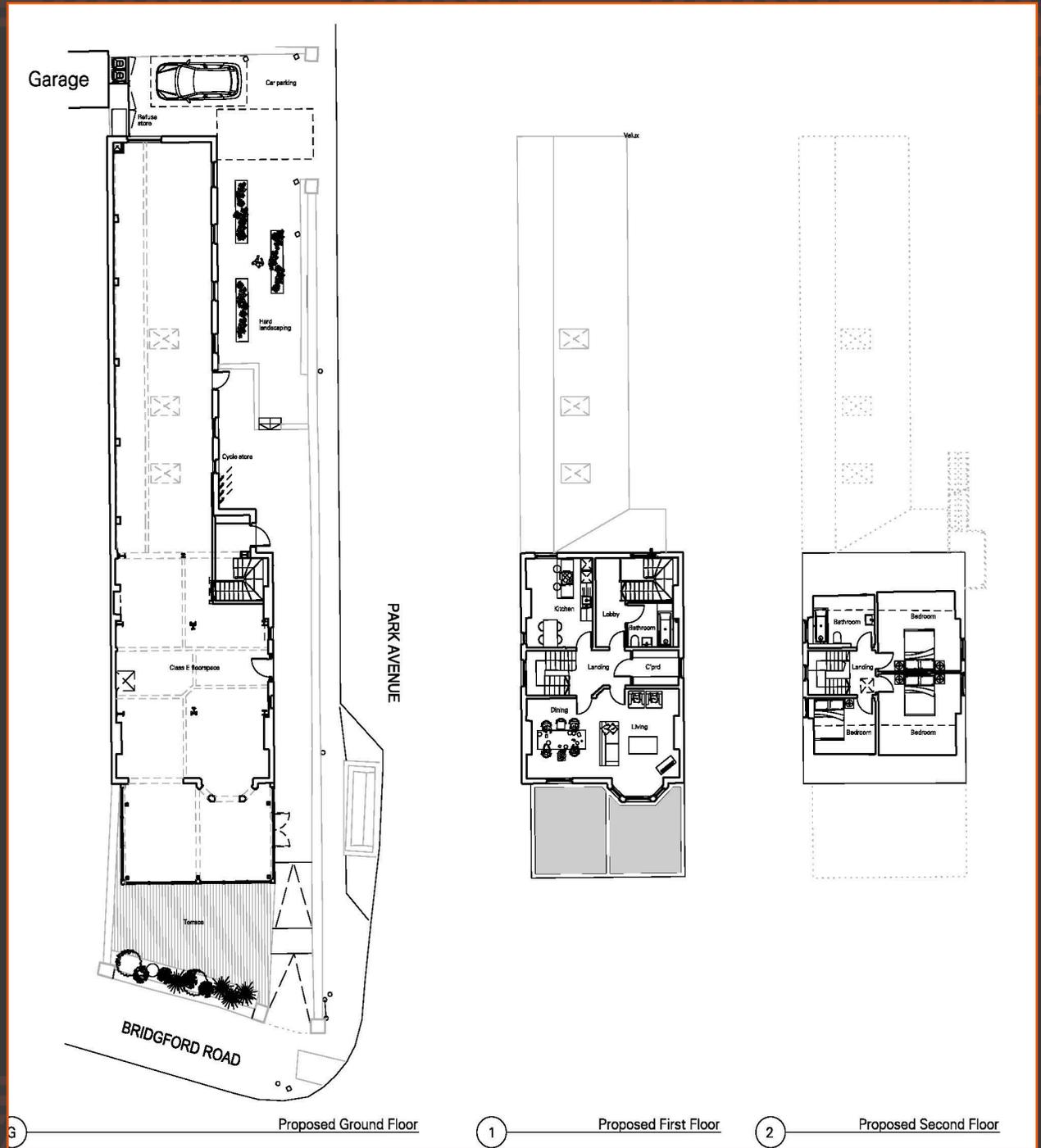
	sq.m	sq.ft
Basement	34	366
Ground Floor	215	2,315
First Floor	80	861
Second Floor	57	614
Total	386	4,156

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.



3 Proposed Ground Floor 1 Proposed First Floor 2 Proposed Second Floor





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WEST BRIDGFORD, NOTTINGHAM



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