



**7-11 Ashbourne Road, Derby, Derbyshire DE22 3FQ**

## **RETAIL**

- ▶ **Prominent retail showroom premises**
- ▶ **928 sq ft (86.18 sq m)**
- ▶ **Busy arterial route position**
- ▶ **Car parking to rear**

For enquiries and viewings please contact:



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### Location

The property is located in a prominent position fronting Ashbourne Road, close to the junction with Friar Gate and Uttoxeter Old Road. Ashbourne Road is a busy arterial route providing access between the city centre, inner ring road and the A38/A52.

The surrounding area provides a mix of retail, commercial, residential and student accommodation.

The city centre, Cathedral Quarter and Derby's main food and drink circuit are all within walking distance.

### Description

The property is of traditional brick construction under a pitched tiled roof.

The ground floor is being converted to provide an open plan double-fronted retail showroom with ancillary storage and kitchen to the rear. The finish is to be agreed with an incoming tenant. In addition the garage to the rear could be converted to provide additional office/storage space.

Alternatively there is potential to split the ground floor into smaller retail units. Details on request.

There is a rear yard accessed off Uttoxeter Old Road with garage and parking for 2-3 cars.

### Accommodation

	Sq M	Sq Ft
Ground Floor	1,195	111
<b>Total</b>	<b>100.3</b>	<b>1,080</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

### Planning

The premises were previously used as a music school and showroom and has Class D2 Consent under the Use Classes order 1987.

The premises are ideal for a variety of uses on the ground floor subject to planning. Consent has been granted for residential conversion of the upper floors.

### Tenure

The premises are available on a new flexible term full repairing and insuring lease.

Alternatively the ground floor self-contained premises could be made available freehold.

### Business Rates

The property is to be re-assessed for business rates.

### Price

Rental £20,000 per annum exclusive of business rates and VAT and is payable quarterly in advance.

Alternatively the ground floor is available freehold at £200,000

### VAT

We understand VAT is applicable on the rental/sale price

### Legal Costs

Each party to pay their own costs incurred.

### EPC

The property has an EPC rating of C (64)

### Our Anti-Money Laundering Policy

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

Date Produced: 28-Feb-2018

