# INNES ENGLAND > FOR SALE/TO LET



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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# FOR SALE/TO LET

### 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
Total	100.3	1,080

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.

#### **FPC**

The property has an EPC rating of C (64)

# **Our Anti-Money Laundering Policy**

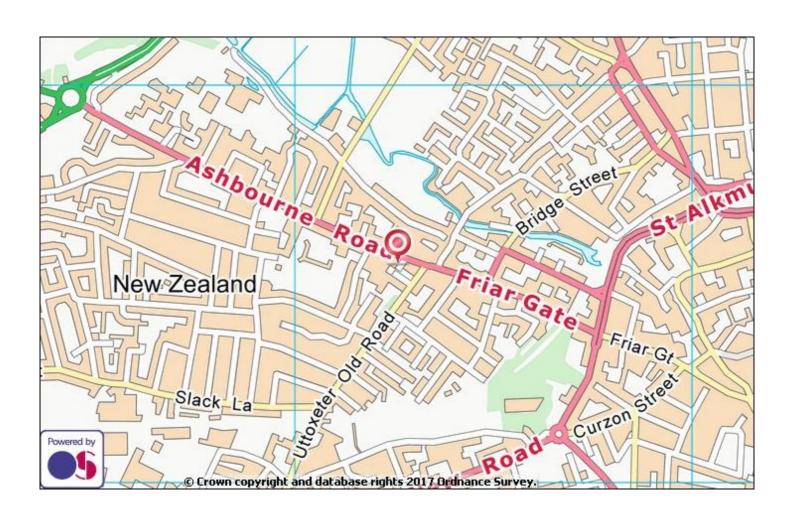
In Accordance with Anti-Money Lauundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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