



Pods 55, 117 & 118, Store First , Riverside Road, Derby, Derbyshire DE24 8HY

Self Storage Container Units

- ▶ **Investment /owner occupier opportunity**
- ▶ **Three pods, totalling 250 sf, desirable ground floor position**
- ▶ **Facility centrally located on Pride Park**
- ▶ **Fully let producing £3,420 p.a. (gross of costs)**

For enquiries and viewings please contact:



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Location

Pride Park is a substantial and well-established Business Park just 1.5 miles southeast of Derby City Centre. The business park currently extends approximately 180 acres, with approved plans by St. Modwen Developments for another c70 acres on the Derby Triangle site.

The available container units are located within Store First which occupies a prominent and central position on Pride Park, fronting Derwent Parade, one of the busiest roads through Pride Park with c15,000 cars passing daily. Store First is situated directly opposite Derby County Football Club's Stadium and close to Derby Arena and the Pride Park Park and Ride.

Pride Park benefits from excellent infrastructure links with direct access to the A52 and from there to the M1 motorway at J25, just 6.5 miles to the east.

Description

Store First is a purpose built facility catering for both domestic and business self-storage customers. Offered for sale are three ground floor storage containers within the main building. The containers are capable of owner occupation or subletting.

Containers can be accessed 24 hours a day / 7 days per week. Onsite facilities for occupiers include Free WiFi, boardroom facilities, workspaces and gym.

Accommodation

	Sq M	Sq Ft
Pod GB055	9.3	100
Pods GC117 & 118	13.9	150
Total	23.2	250

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

Services

We are advised all mains services with the exception of gas, are connected to the main building and the costs are recovered via the service charge.

Planning

We understand the premises benefits from B8 (Storage and Distribution) use under the Town and Country Planning (Use Classes) Order 1987.

Tenure

The properties are held long leasehold, on effective FRI terms with c 993 years remaining. A ground rent of £50 p.a. is payable for unit GB055 and £75 p.a for units GC117 & 118.

The pod are currently sub let, on a week by week basis and producing an income as follows:

GB055 is let at @ £992 p.a.

GC117 & 118 are let @ £2,428 p.a. (£1,214 p.a. each).

Business Rates

The pods currently form part of a larger assessment with rates not currently being recharged to long leaseholders. Rates may be recharged or become the responsibility of the long leaseholder in the future.

Price

The containers may be available to purchase as a whole or in two spate lots as follows:

Container GB055: £10,750

Containers GC117 & 118: £16,000

Service Charge

When the units are occupied a service charge is payable to the freeholder towards the cost of facilities, utilities and insurances.

The current year's budget is £1.95 psf.

A management fee is also charged equating to 12.5% of the rental income.

VAT

All figures are quoted exclusive of VAT, which we understand is payable at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The building has an EPC assessment of: C (59)

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.

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