



Kensington Mews, Forman Street, Derby, Derbyshire DE1 1JQ

EDUCATION/CONVERSION OPPORTUNITY

- **Music and performing arts school within an attractive courtyard mews**
- **Suitable for a variety of uses and potential for residential conversion, subject to planning.**
- **Located close to inner ring road and city centre**

For enquiries and viewings please contact:



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Location

The property is located on Forman Street within very close proximity to the inner ring road, providing easy access around the city centre and A38/A52/A6 network. The amenities of the city centre are within short walking distance.

Description

An attractive property comprising part of an old brewery and maltings with adjacent L-shaped mews studios around courtyard parking.

The property is of traditional brick construction under pitched tiled roof and has been converted to a high standard as a music school/performing arts and creative industries centre.

The main building is predominantly two storey with entrance off the courtyard. The ground floor is fully accessible and provides a large open plan double height performance hall with exposed wooden beams and brickwork, off which there is a servery and kitchen, along with rehearsal studio, ladies, gents and disabled access w.c. facilities. The first floor provides a gallery studio/rehearsal room, office, storage, kitchenette and w.c facilities.

The adjoining mews is of two-storey and provides 4 office/studios with shared kitchenette, w.c. facilities with external staircase approach to the 2 upper floor studios.

There is parking for 3 cars in the driveway and courtyard.

The property has been used as a music and performing arts school although would be suitable for a variety of uses including the potential for residential conversion, subject to the necessary planning.

Accommodation

	Sq M	Sq Ft
Ground Floor - Main Building	150.5	1,620
First Floor - Main Building	81.8	880
Mews Studio 1	7.8	84
Mews Studio 2	23.1	249
Mews Studio 3	7.1	76
Mews Studio 4	32.2	347
Mews Kitchen	3.1	33
Total	305.5	3,289

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

Planning

Prospective purchasers are advised to clarify any change of use with the planning department on 01332 640795.

Tenure

The premises are available freehold with vacant possession.

Alternatively a lease could be considered for a minimum term of 3 years.

Business Rates

The business rates are to be re-assessed.

Price

Freehold guide and rental on application

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

A copy of the EPC is available on request.

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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