

For Sale

Commercial Property Investment Let and income producing

10 & 10a The Square, Mickleover, Derby, DE3 0DD



- Two storey character premises used as a hair salon – lease renewal in process
- Single storey brick built unit to rear recently used as an office – currently vacant

01332 295555

raybouldandsons.co.uk

Location

Mickleover is the most westerly suburb of the of Derby and is located approximately 2 miles (3.2 km) from the city centre.

The Square is a neighbourhood shopping precinct accessed immediately off Uttoxeter Road (B5020), the main road through this popular suburb.

The Property

The premises comprise a two-storey building believed to be of traditional rendered brick construction beneath a pitched and tile clad roof.

The property is occupied by a local ladies and gents hairdressing business.

There is an additional brick built single-storey building to the rear which was, until recently, let to a local building contractor as an office and prior to that to a bridal gown retailer.

Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

Ground floor 320 sq ft (29.73 sq m)

First floor 150 sq ft (13.94 sq m)

Single storey unit: 140 sq ft (13.00 sq m)

Measurements and floor areas quoted in these particulars are provided for guidance only and should be verified on site by any interested party.

Town & Country Planning

We believe that the premises have a permitted use falling within Class E of the Town & Country Planning (Use Classes) Act 2020.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

Non-Domestic Rates

The online Rating List provides the following:

10 The Square:

Rateable Value: £8,100 (wef 1st April 2023)

The single storey unit has not been assessed for Non-Domestic Rates.

Tenancies

10 The Square

The premises were originally let to the current tenant by way of a full repairing and insuring lease for a term of 6 years from 3rd January 2018.

The tenant is now wishing to extend the lease for a new 6 year term with an option to break at the end of the third year of the term but otherwise on the same terms as those contained within the original lease.

The rent under the new lease will be £9,000 per annum exclusive.

10a The Square

The single storey premises are currently vacant but were until recently let on an informal basis at a rental of £180 per month (£2,160 per annum).

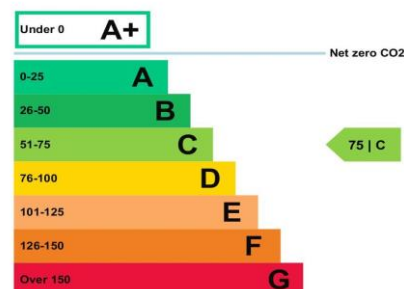


Single Storey Unit To Rear

Energy Performance Certificate (EPC)

Having visited the online EPC Register, we note that the property has been assessed as follows:

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

A copy of the EPC for this property is available upon request.

Price

£139,950

VAT

VAT will be not be payable on the purchase price.

Legal Costs

Each party will bear their own legal costs incurred in this transaction.

Viewing

Do not approach the tenants directly.

All Viewings must be strictly by prior appointment through the sole selling agents, Raybould & Sons.

Contact: Martin Langsdale

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk



Subject to contract and availability



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price

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