

FOR SALE/TO LET

Use Class E Unit

225 St Thomas Road, Derby, DE23 8RJ



- Ground floor lock-up shop premises in Normanton.
- Total Net Internal Area **71.4 sq.m. / 769 sq.ft.**
- Retail sales, store room, kitchenette and WC.
- Suitable for a variety of uses (subject to planning permission).
- Busy main road position.

RENT: £10,000 P.A.X.

GUIDE PRICE: £125,000

Location

Normanton is a popular suburb some 2 miles south of Derby city centre with a population of 20,000 persons (2021 census).

Road communications are good, the suburb is situated between the inner ring road (A601) and the outer ring road (A511) the latter providing a connection to the A38 trunk road at Kingsway and the A6 (A50) trunk road at Raynesway.

St Thomas Road is a main spine road in the suburb and connects to the principal thoroughfare Pear Tree Road to the north and to the outer ring road to the south.

The Subject is situated on the east side of St Thomas Road close to the junction with Harrington Street. Nearby uses are predominantly residential with some commercial.

Description

The property comprises a single storey ground floor lock-up shop of brick construction beneath a pitched / flat roof with a traditional glazed retail frontage.

Internally the unit provides open plan retail sales with a store room, kitchenette and WC.



The specification includes laminate floors, painted plaster walls, suspended ceilings and recessed lighting.

Externally there is a small concrete forecourt and a rear yard. The property has a front door and an exit to the rear for pedestrian access.



Services

Mains electricity, water and drainage appear to be connected to the property. We have not tested the services. If a letting the tenant is to be responsible for all utilities used by the property.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition (2018) and report according to the basis of Net Internal Area (NIA):

| Description | sq mtrs | sq ft |
|---------------------------------|-------------|------------|
| Retail Zone A | 30.1 | 324 |
| Retail Zone B | 22.7 | 244 |
| Rear stores | 8.3 | 89 |
| Stores | 10.4 | 112 |
| WC | 0.0 | 0 |
| Total Net Internal Area: | 71.4 | 769 |

Rent

£10,000 per annum exclusive (P.A.X.)

Rent Deposit

A deposit may be required in the event of a letting, subject to status.

Guide Price

£125,000

VAT

We are advised that VAT is not applicable.

Rates

The property has a rateable value of £8,200 in the 2023 rating list (Source: VOA).

Tenure

The premises are available on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

The premises are also available freehold with vacant possession.

EPC

The property has an EPC of D-767 valid until 11th April 2034.

Legal Costs

Each party is to be responsible for their own legal costs in connection with the transaction.

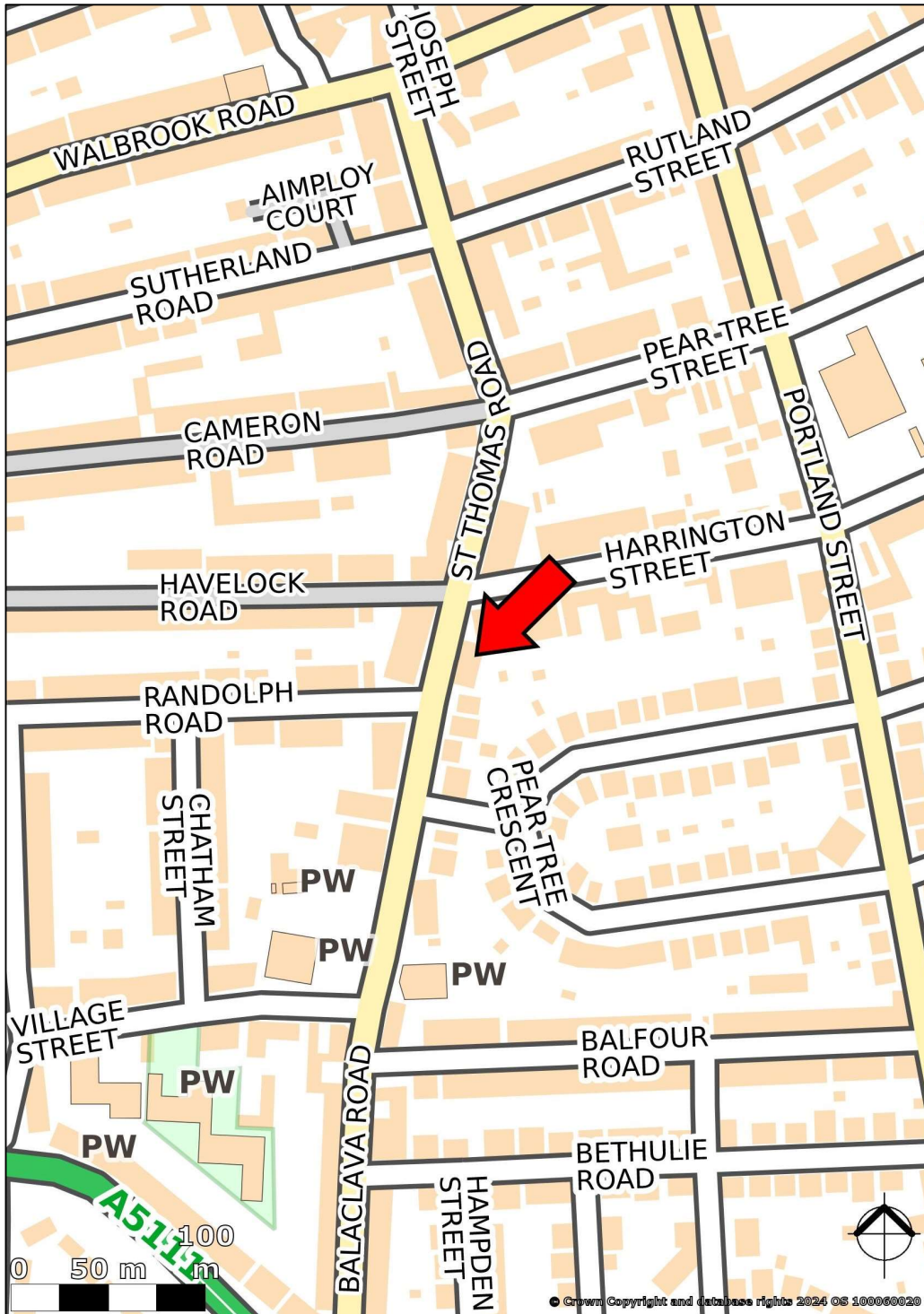
Viewing

Viewing is strictly via appointment with sole agent:

David Brown Commercial

Tel: **01332 200 232**

email: info@davidbrownproperty.com



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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.