

## For Sale Freehold

### Part Investment/Part Vacant with Planning Approval for Apartments

24 & 24A Irongate, Cathedral Quarter, Derby, DE1 3GP



- Substantial four storey property located in the award winning Cathedral Quarter
- Ground floor let and income producing
- Planning consent for apartment scheme to upper floors
- Rear car parking

01332 295555

raybouldandsons.co.uk

## Background

24 & 24A Irongate, a Listed Grade 2 building situated opposite the beautiful Derby Cathedral was occupied until recently in its entirety by a national firm of estate agents and surveyors.

On becoming vacant in 2021 a planning application and Listed Building application was obtained to enable FLG Solicitors to move into a renovated and modernised ground floor office suite, leaving the upper floors, with a separate entrance to the front, vacant.

Those upper floors now have the benefit of a planning approval and a Listed Building consent for conversion to four residential apartments.

## The whole building – 24 & 24A Irongate is now for sale freehold

Subject to ground floor let to a firm of solicitors

## Upper floors vacant – namely:

First, Second and Third Floors vacant with the benefit of a current planning approval and Listed building consent for conversion from office use to Four Apartments

## Location

Situated in a Conservation area and set in the shadow of Derby Cathedral's famous tower, in the heart of the Cathedral Quarter, a major regeneration area. Following on from the successful restoration of so many Georgian offices in St. Mary's Gate back into gracious living accommodation, the attention is now focused on adjoining Irongate to meet the demand for quality residential apartments.

## Tenure

Freehold

## Important Rights of Way

No.24 Irongate enjoys legal rights of way both over and between the adjoining properties Nos. 23 and 22 Irongate. Full details on request.

## Listed Building Status and Description

24 Irongate is a Grade 2 Listed Building. Late C18 with C19 and late C20 alterations. Built as premises for the business founded by John Whitehurst, Derby's famous clockmaker. Later occupied by Photographer, Richard Keene.

## Accommodation

Measured on a Gross Internal Area (GIA) basis:

Ground Floor:	1,653 sq ft
First Floor:	1,400 sq ft
Second Floor:	900 sq ft
Third Floor:	400 sq ft

TOTAL: 4,353 SQ FT Gross Internal Area

## Car Park to Rear

Four spaces – two allocated to solicitors on the ground floor – two vacant.

## Terms of Lease of the Ground Floor

The ground floor is let to the Family Law Group by way of a 9 year term from 15<sup>th</sup> December 2021 with the tenant having break options.

Current rent passing is £25,000 pa, rising to £27,500 pa on an internal repairing basis – includes two car parking spaces to rear.

## Town & Country Planning

Paul Stanton of Guy Taylor Associates has obtained the necessary approvals for the conversion of vacant office accommodation over three upper floors into four apartments.

The four proposed apartments have the following floor areas:-

Apartment One:	527 sq ft
Apartment Two:	452 sq ft
Apartment Three:	779 sq ft
Apartment Four:	1,200 sq ft

## Derby City Council Planning Approvals

Listed Building Application No: 22/01176/LBA – conversion of upper floors to four apartments (including alterations at ground floor, staircase and entrances) – 19/10/2023.

Planning Approval Application No: 21/00597/FUL – change of use to office space at ground floor level and four apartments – 19/10/2023

## Further Negotiations

Further negotiations are required to facilitate the proposed scheme.

Full details are available from the sole agents.





View from Second Floor Window

**Development Potential**

**Brilliant Views of the Cathedral.**

The residents of 24 Irongate will enjoy from all three upper floor front windows these magnificent views.

**Brilliant Location**

Nearby attractions for those living at 24 Irongate include the Cathedral Green running down to the banks of the River Derwent and the recently opened and much acclaimed Museum of Making.

**Brilliant nearby apartment schemes**

Capla Developments of Newark.

An exclusive development of 8 apartments and houses converted out of Simpson’s House ,St Mary’s Gate all sold and demand exceeded supply .

City and Country Properties of Nottingham have almost completed 77 luxury apartments to rent converted out of Middleton House ,St Mary’s Gate.

Grainger UK Ltd have completed a new scheme of 259 apartments, Condor House on Victoria St and within months of release most of the apartments have been let on a furnished basis.

The scheme has concierge services and a roof top garden.

**Non-Domestic Rates:**

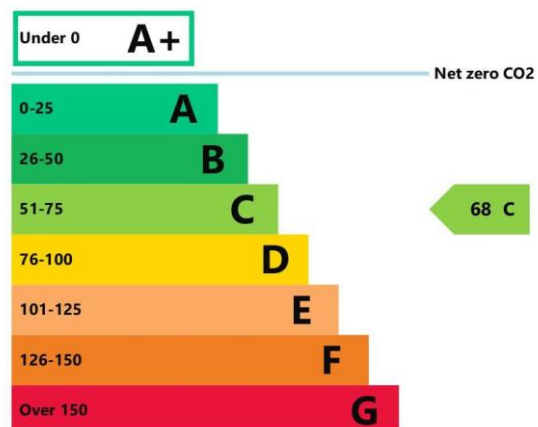
Having searched the online Rating List, we note that the property has been assessed for Non-Domestic Rates as follows:

Ground Floor: £19,250 Rateable Value  
 Upper Floors: £13,250 Rateable Value

Applicants should make their own enquiries of Derby City Council in order to verify that this represents the current position prior to purchase.

**EPC**

Issued 22nd January 2020 (prior to restoration of ground floor to solicitor’s office) and valid up to 21st January 2030 – Certificate 0090-4256-0440-8840-8080 – Full details on request. C68 Rating.







### Documents Available

The following documents are available upon request:

1. Planning approval, Listed Building Consent and architect's drawings and floor plans.
2. Copy of freehold registered title at the Land Registry.

### Price

Offers around £495,000

### Value Added Tax (VAT)

The property is registered for VAT.

### Viewing

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

Contact: Trevor Raybould

Tel: 01332 295555

Email: [trevor@raybouldandsons.co.uk](mailto:trevor@raybouldandsons.co.uk)





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