

For Sale

Ground Floor Shop & Self Contained Flat

Sales Area 420 sq ft (39 sq m)

29 Chapel Street, Spondon, Derby, DE21 7JP



- Located in an established neighbourhood shopping centre
- Public shopper's car parking in adjacent parade
- Attractive and characterful ground floor sales/salon premises
- Well presented first floor flat let and incoming producing
- Of interest to investors or owner occupiers

01332 295555 raybouldandsons.co.uk

Location

The premises are located in the popular residential suburb of Spondon, some 3.5 miles east of Derby's City Centre.

The subject property occupies a prominent position, flush fronted to the pavement and immediately adjacent Chapel Side, a purpose built parade of 'shop' units set back from Chapel Street by virtue of a free forecourt shopper's car park.

The Premises

The property comprises detached two storey building believed to be of single skin brickwork, having been insulated and rendered externally, beneath a hipped and pitched tiled roof.

The current owners acquired the property in 1997 and have carried out significant works of renovation and refurbishment to provide an attractive and characterful split level hairdressing salon with ancillary WC and kitchen/staffroom/laundry to the rear.

An external steel staircase provides access to a well presented self- contained one bedroom flat at first floor level.

The flat has the benefit of gas fired central heating and UPVC double glazing

Accommodation

The premises have been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor

Sales Area 420 sq ft (39sq m)

Staffroom/Laundry 129 sq ft (12sq m)

First Floor

Entrance Hall

Lounge 12'1" x 10'8" (3.68 x 3.24m)

Kitchen 8'11" x 7'7" (2.72 x 2.31m)

Bathroom

Bedroom 12'1" x 10'3" (3.67 x 3.12m)

Measurements and floor areas are provided for guidance only and should not be relied upon by interested parties.

Services

All mains services are available and connected.

Non-Domestic Rates

We have established from the Valuation Office website that the premises are assessed for Non Domestic Rates as follows:

Shop and Premises Rateable value: £12,250

The current multiplier is 0.499.

You may qualify for Non-Domestic Rates Relief.

All rating information should be verified with the Rating Department at Derby City Council who can be reached on 01332 293111.

Town & Country Planning

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

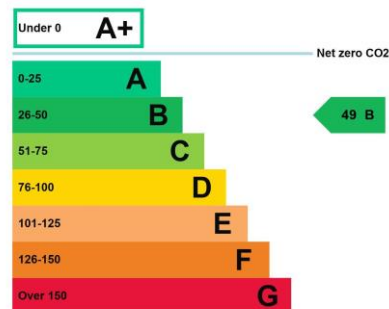
However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position.

Energy Performance Certificate (EPC)

The premises have been assessed as follows:

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Terms

The ground floor premises are currently vacant as the owner of the property has now retired.

The first floor flat is let and currently producing £495 per calendar month.

Price

£195,000 for the freehold property.

Value Added Tax

All figures are quoted net of VAT.

Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

More Information and Viewing Arrangements

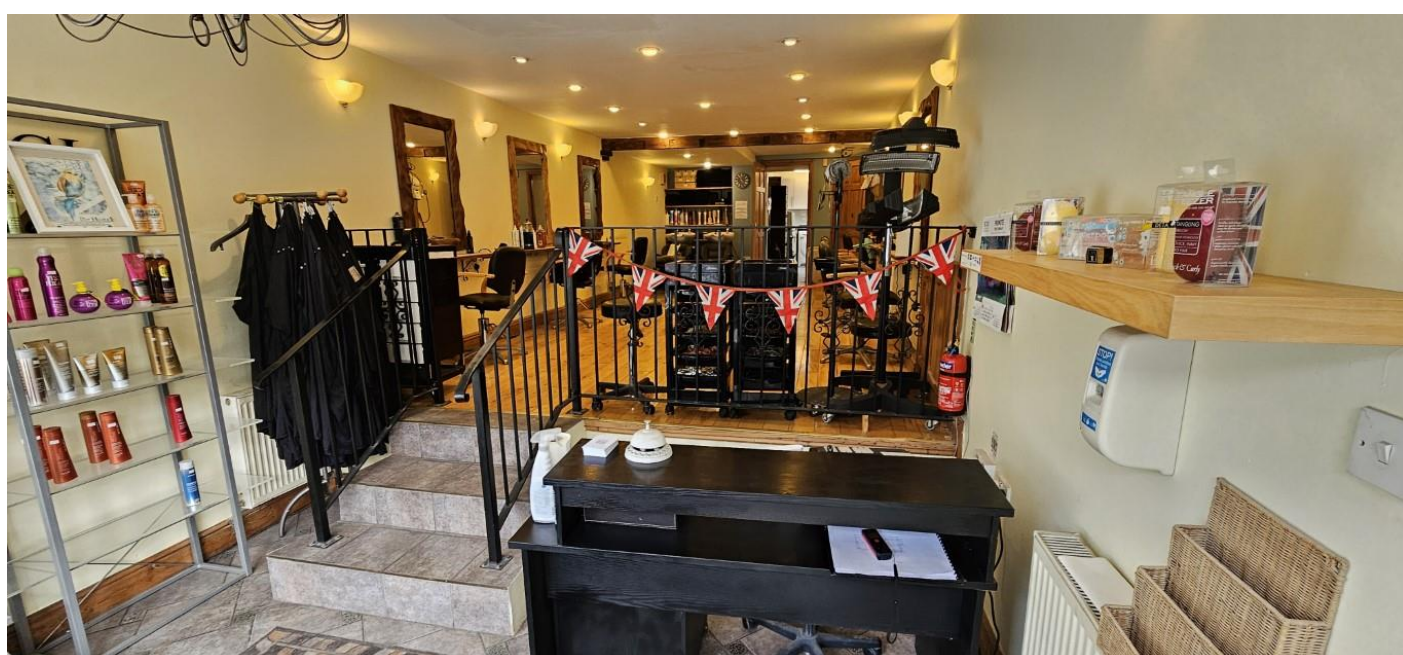
For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

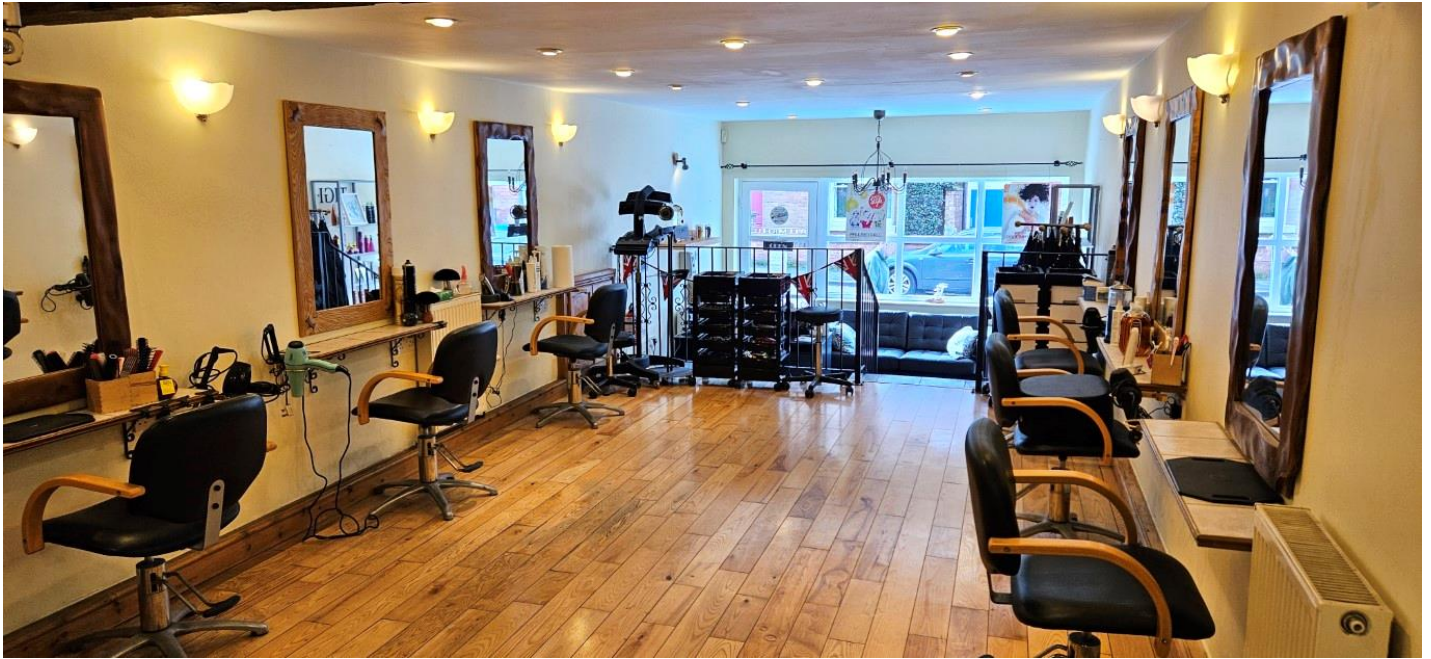
Contact: Martin Langsdale

Email: martin@raybouldandsons.co.uk

Tel: 01332 295555

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 and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

Tel: 01332 295555 raybouldandsons.co.uk