

For Sale with Full Vacant Possession
Ground Floor Shop & Self Contained Flat
Sales Area 355 sq ft (33 sq m)

28 Monk Street & 35 Forman Street, Derby, DE22 3QB



- Located in edge of city mixed commercial and residential location
- Immediately opposite Abbey Street Pay & Display Car Park
- Ground floor lock up sales shop with Self-contained first floor flat let
- In need of renovation
- Potential for redevelopment – subject to planning permission

01332 295555 raybouldandsons.co.uk

Location

The subject premises occupy a prominent, edge of city centre, location at the junction with Monk Street and Foreman Street immediately opposite the Abbey Street Pay & Display Car Park.

The Premises

The property comprises an end of row building of traditional red brick construction beneath a hipped and pitched roof.

The ground floor comprises a corner sales shop with display frontage to both Monk Street and Foreman Street, Kitchen/ storage room and further store with WC off.

A separate entrance door provides access to an internal staircase which, in turn, provides access to a self-contained one bedroom flat.

Whilst the display window frames are of timber construction, the remaining windows to the ground and first floor are of UPVC double glazed units.

There is no heating installation and some works of renovation and improvement are required.

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 355 sq ft (33 sq m)

Staffroom/Kitchen 127 sq ft (12 sq m)

Store 67 sq ft (6.2 sq m)

WC off

First Floor

Lounge 18'0" x 11'5" (5.5 x 3.5m) max

Kitchen 13'9" x 11'5" (4.2 x 3.5m) max

Shower Room

Bedroom 11'10" x 11'2" (3.6 x 3.4m)

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

Services

We believe that mains water, electricity and drainage

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: £2,950

The current multiplier is 0.499.

You can get small business rate relief if:

- your property's rateable value is less than £15,000; and
- your business only uses one property - you may still be able to get relief if you use more

You will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses.

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.

Certificate pending

Terms

The property is offered for sale freehold with full vacant possession.

Price

£125,000

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



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