

TO LET

Modern Showroom / Trade-Counter Unit

Former Go Dive, Nottingham Road, Spondon, Derby, DE21 7NP



- Modern showroom / trade-counter unit in 0.3 acres (approx.)
- Total Gross Internal Area: 505.3 sq.m. / 5,437 sq.ft.
- Ground floor showroom with mezzanine showroom and stores.
- Forecourt car parking and side and rear yard.
- Excellent position with roadside prominence.

OIRO: £40,000 P.A.X.

**01332
200232**

Location

The property is situated in Nottingham Road in Spondon just off the A52 close to the 'Asda' junction.

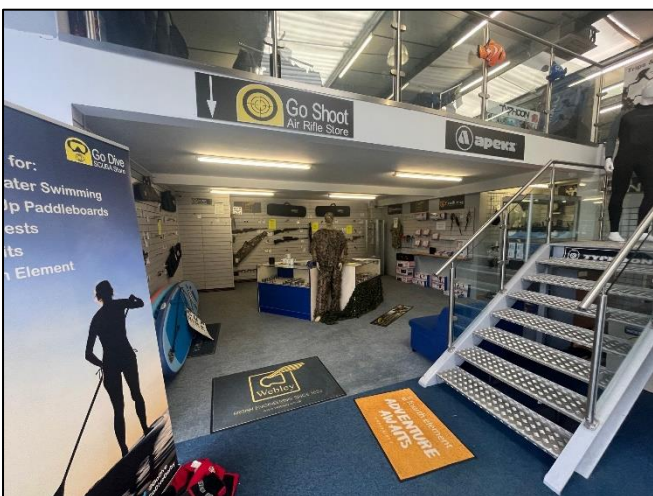
Both Junctions 24 and 25 of the M1 Motorway are within a short drive and Derby City Centre and Pride Park are within easy reach. The property also provides excellent access to the A6/A50.

Description

The property comprises a modern, detached steel portal framed showroom / trade counter unit with profiled clad elevations beneath a pitched steel roof.

The ground floor provides open plan showroom with partitioned areas providing various stores, WC and kitchenette to the rear.

There is a full cover mezzanine providing open plan showroom with two individual offices and basic stores to the rear.



The showroom has carpets, retail racking, fluorescent lighting, 4-metre minimum eaves, Perspex rooflights and radiators. There is a roller shutter door (3m w x 3m h). The height to the underside of the mezzanine is 3.5 metres. The mezzanine benefits from air conditioning.



To the outside the property benefits from a forecourt with generous parking and side and rear yards. The site measures 0.3 acres (approx.)

Accommodation

We have measured the property according to the basis of Gross Internal Area (GIA) and report the following approximate areas:

Description	sq mtrs	sq ft
Ground Floor Showroom	271.5	2,921
Mezzanine Showroom	207.6	2,234
Mezzanine Stores	26.2	282
Total GIA:	505.3	5,437

Services

It is understood that gas, electricity, water and drainage services are connected to the property. Air conditioning is connected to the mezzanine areas.

Rates

The property appears to have a rateable value of £33,750 in the 2023 rating list.

Planning

The property appears to have an established use as a showroom. Occupiers should make their own enquiries with the local authority for their use.

Lease Terms

The property is available by way of a new full repairing and insuring lease for a negotiable term of years subject to rent reviews where appropriate.

Rent

OIRO £40,000 per annum exclusive of rates and all other outgoings.

Deposit

A deposit may be required.

VAT

We are advised that VAT is not currently applicable to the rent.

EPC

An EPC is in preparation.

Timing

The property is available October 2024.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID will be required from the successful lessee.

Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



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