

For Sale
Offices with Car parking
Within Secure Gated Site

7a Edward Street, Five Lamps, Derby, DE1 3BR



- Offices within an enclosed site with secure gates
- Gas central heating and double glazing
- Located in the popular Five Lamps area of Derby
- Easy access to City Centre, Inner and Outer Ring Roads

01332 295555

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Location

Edward Street is situated in the popular Five Lamps area of Derby located on the northern edge of the city centre.

There is easy access to both the inner and outer ring roads and to both the A38 and A52 dual carriageways providing access to junctions 28 and 25 accordingly.

The site is accessed via a private driveway between numbers 3 and 5 Edward Street.

Description

The premises comprise a concrete surfaced rectangular site of some 288 sqm and includes a single storey office building believed to be of rendered brick or blockwork beneath a flat roof overlaid with mineral felt.

Internally, the accommodation is arranged to provide three individual offices (one office has been subdivided to provide a separate storage facility) together with a kitchen/staffroom and Ladies and Gents WC's

The premises are gas centrally heated and double glazed.

The offices have the benefit of fluorescent lighting units and dado perimeter trunking.

The site is accessed via a driveway from Edward Street over which the owner has 'free use and enjoyment ...of a carriage and foot road or way 12 feet wide.'

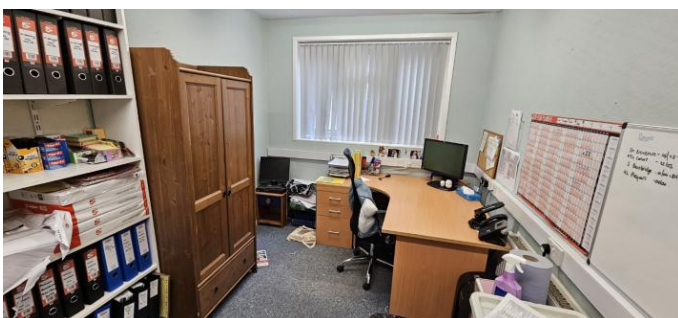
Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

Office Building

Net Internal Area: 51.5 sq m (555 sq ft)

Gross Site Area: 288 sqm (3,100 sq ft) approx..
(Excluding the driveway)



Services

We believe all mains services are available and connected.

However, interested parties should make their own enquiries and investigations to verify that this is correct and the services are of a capacity to meet their operational requirements.

Non-Domestic Rates

Having visited the online Valuation Office Rating List we have determined that the premises have been assessed for Non-Domestic Rates as follows:

Description

Offices And Premises

Assessment

£3,900 Rateable Value

Small business rate relief

You can get small business rate relief if:

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

If you qualify

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.

For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%.

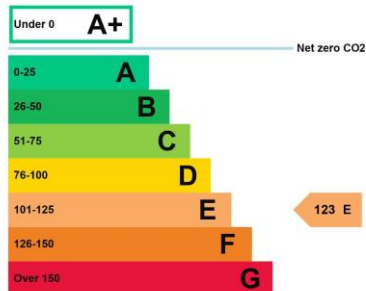
Interested parties should eligibility directly with Derby Cit Council Non-Domestic Rates Dept.

Energy Performance Certificate

The premises Have been assessed as follows:

Energy rating and score

This property's energy rating is E.



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.



Sitting Tenant

The property is currently occupied Target Housing Limited who took a lease for a term of 3 years expiring 31st January 2017 at annual rental at the rate of £7,500 exclusive.

They remain in occupation 'holding over' on the same terms although we understand from the Vendor that the current rent payable is that in the sum of £8,000 per annum exclusive.

The tenant has indicated that, if required, they would wish to remain in occupation.

Terms

The property is offered for sale freehold.

Price

£125,000

Value Added Tax (VAT)

All prices/costs are quoted net of VAT.

Viewing

ALL viewings are to be strictly by prior appointment with the sole selling agents, Raybould & Sons.

Do not contact the occupier directly under any circumstances.

Contact: Martin Langsdale

Tel: 01332 295 555

Email: martin@raybouldandsons.co.uk

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