

# FOR SALE

## Use Class E Unit

147 Pear Tree Road, Normanton, DE23 6QF



- Ground floor lock-up shop premises in Normanton with two flats on first and second floor.
- Total Net Internal Area: **170.6 sq.m / 1,835 sq.ft.**
- Available with vacant possession.
- Suitable for a variety of uses (subject to planning permission).
- Busy main road position in established area.

**GUIDE PRICE: £250,000**

01332  
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## Location

Normanton is a popular suburb some 2 miles south of Derby city centre with a population of 20,000 persons (2021 census).

Road communications are good, the suburb is situated between the inner ring road (A601) and the outer ring road (A511) the latter providing a connection to the A38 trunk road at Kingsway and the A6 (A50) trunk road at Raynesway.

Pear Tree Road is a main road in the suburb and connects to St Thomas Road to the South and Normanton Road to the North.

The Subject is situated on the east side of Pear Tree Road close to the junction with Richmond Road. Nearby uses are predominantly residential with some commercial.

## Description

The property comprises a ground floor lock-up shop of solid brick construction beneath a pitched roof with a traditional timber retail frontage.

Internally the unit provides open plan retail sales with a store room, kitchenette and WC.

On the first and second floor are two one bedroom flats, both containing a kitchen, living area and bathroom.



**Bedroom Flat 1**

## Services

Mains electricity, water and drainage appear to be connected to the property. We have not tested the services.

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition (2018) and report according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Shop	89.3	960
Flat 1	45.5	489
Flat 2	35.9	386
<b>Total Net Internal Area</b>	<b>170.6</b>	<b>1,835</b>

## Guide Price

£250,000

## VAT

We are advised that VAT is not applicable.

## Rates/Council Tax

The property has a rateable value of £6,900 in the 2023 rating list (Source: VOA). The flats have council tax bands of A.

## EPCs

The property has an EPC of C- 63 valid until 2029. The EPCs for the flats are in preparation.

## Legal Costs

Each party is to be responsible for their own legal costs in connection with the transaction.

## Viewing

Viewing is strictly via appointment with sole agent:

**David Brown Commercial**

Tel: **01332 200 232**

email: [info@davidbrownproperty.com](mailto:info@davidbrownproperty.com)



**IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES**

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.