

TO LET/MAY SELL

Prominently Located Showroom / Retail Unit

22a Shardlow Road, Alvaston, Derby, DE24 0JH



- Single storey retail / showroom premises suitable for a variety of uses (STP).
- Total Net Internal Area: **237.7 sq.m / 2,557 sq.ft.** (Plus First Floor Stores 36.0 sq.m. / 387 sq.ft.)
- Prominently located on Alvaston's main retail pitch.
- Available December 2025.

LEASEHOLD: £25,000 PAX

FREEHOLD GUIDE PRICE: £285,000

**01332
200232**

Location

Alvaston is a densely populated suburb of the city of Derby, approximately 3 miles south east of the city centre.

Shardlow road provides the main retail pitch which serves the suburb. The property is well located to the west side of Shardlow Road close to the 'Blue Peter' Island, between Betfred bookmakers and the large Blue Peter Public House.

Description

The property comprises a single storey retail / showroom premises of masonry construction beneath a mainly pitched slate roof.

Internally the ground floor comprises a retail sales area, kitchenette, WC's and stores. The front of the property contains an upper floor office/store which has been built into the roof void.

The retail sales area benefits from laminate floors, painted plaster walls, suspended ceilings, fluorescent lighting and an aluminium framed glazed retail frontage. The storage area is of a more basic specification with carpets, a loading door, painted block walls and painted plaster ceilings.

Services

Mains electric, mains water and drainage services appear to be connected to the property.

Schedule of Accommodation

We have measured the property according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Retail Zone A	43.1	464
Retail Zone B	37.0	398
Retail Zone C	39.3	423
Retail Zone D	19.8	213
Ground Floor Stores	98.5	1,060
Total Net Internal Area:	237.7	2,557
<i>First Floor Stores</i>	<i>36.0</i>	<i>387</i>

Rates

The VOA website indicates that the property has a rateable value of £28,250.

Legal costs

Each party is responsible for their own legal charges with the transaction.

Rental

£25,000 P.A.X

Lease terms

The property is available by way of new lease terms for a negotiable period of years subject to rent reviews where appropriate.

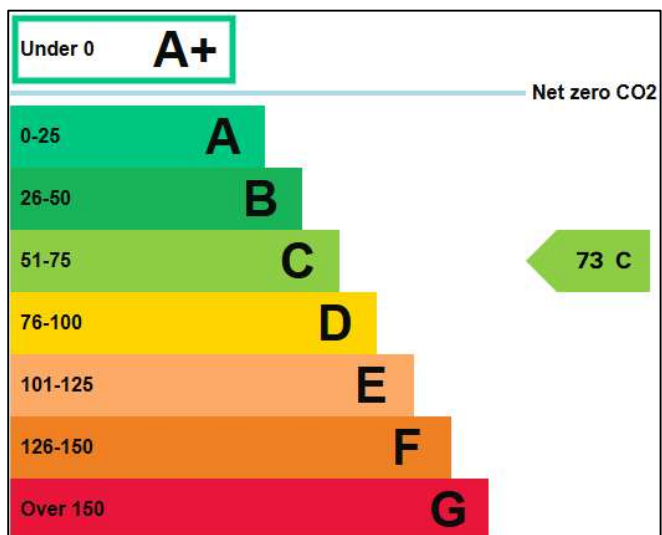
Guide price

In the event of a freehold sale offers in the region of £285,000 may be considered.

VAT

We understand VAT is not applicable.

EPC



Viewing

Viewing is strictly via appointment with the sole agent:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



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