

## For Sale

Characterful Offices with Car Parking

Planning Consent to Convert to 2 Dwellings

1,207 sq ft (112.15 sq m)

The Coach House, 29 Kedleston Road, Derby, DE22 1FL



- A rare opportunity to purchase a former coach house beautifully renovated and now used as offices
- On site car parking for 6 cars, 2 EV chargers and 6 cycle parking spaces
- Desirable location within the Strutts Park Conservation Area
- Easy access to Derby city centre, inner and outer ring roads, A38, A52 and beyond

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## Location

The Coach House is ideally located just off Kedleston Road, within the Strutts Park Conservation Area and Derby's University Quarter, which links Derby city centre and the inner ring road with the A38 trunk road at Queensway.

## The Property

The property comprises a two storey period building believed to have originally been constructed circa 1824/25 as the stable and coach house for Elms House, a former mansion house.

The Coach House has been sympathetically, and beautifully, renovated and restored to provide a unique, attractive and characterful high quality office building which must be seen to be truly appreciated.



The ground floor is currently arranged to provide an entrance hall providing access to a ground floor office with smaller office/copying area and a well appointed canteen/break out facility with Ladies and Gents WC's off (with shower in each.).

A spiral staircase, from the entrance hall, provides access to two office areas at first floor level with exposed king post roof trusses and cast iron gothic windows both having been preserved and retained.

The white painted walls and underside of the roof provide an effective contrast highlighting the timber roof sub-structure and the wooden floor cladding creating a light and airy working environment.

Floor boxes have been overlaid to match the floor cladding providing discreet power and data connection facilities effectively integrating the character of the old with the requirements of the new.

## Outside

The Coach House benefits from 6 car parking spaces, 6 cycle parking spaces and 2. EV charging points.

## Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of measuring Practice 6<sup>th</sup> Edition

Ground Floor: 570 sq ft (53 sq m)

First Floor: 637 sq ft (59 sq m)

## Services

All mains services are available and connected.

We have not tested any of the services or installations and interested parties should undertake their own investigations in order to ensure that the capacity is sufficient for their specific requirements.

## Town & Country Planning

We believe that the premises have the benefit of existing planning consent for use falling within Use Class E(g)(i) - an office to carry out any operational or administrative functions – of the Town & Country Planning (Use Classes) Order.

The property is not listed but it is located within the Strutts Park Conservation Area.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

## EPC

Having searched the national online EPC register we have established that the property has been assessed as follows:

Certificate No: 0770-0444-8819-5806-1002

Rating E- 125.



## Non-Domestic Rates

The accommodation has been separately assessed for Non-Domestic rates as follows:

### Ground floor

Left hand side: Rateable Value £2,325

Right hand side: Rateable Value £2,500

### First Floor

Left hand side: Rateable Value £2,600

Right hand side: Rateable Value £1,950

## Small Business Rates 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

You cannot get small business rate relief and charitable rate relief at the same time. Your local council will decide which type of relief you're eligible for.

How much small business rate relief you get depends on your property's rateable value.

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%.

Whilst this information has been extracted from the UK Governments own website, interested parties should make their own enquiries of Derby City Council Non Domestic Rates Dept in order to verify that the above reflects the current position and to determine whether they are eligible for Small Business Rates relief.

## Terms

The property is offered for sale freehold with full vacant possession upon completion; or

The premises can be made available way of a new lease drawn on a full repairing and insuring basis.

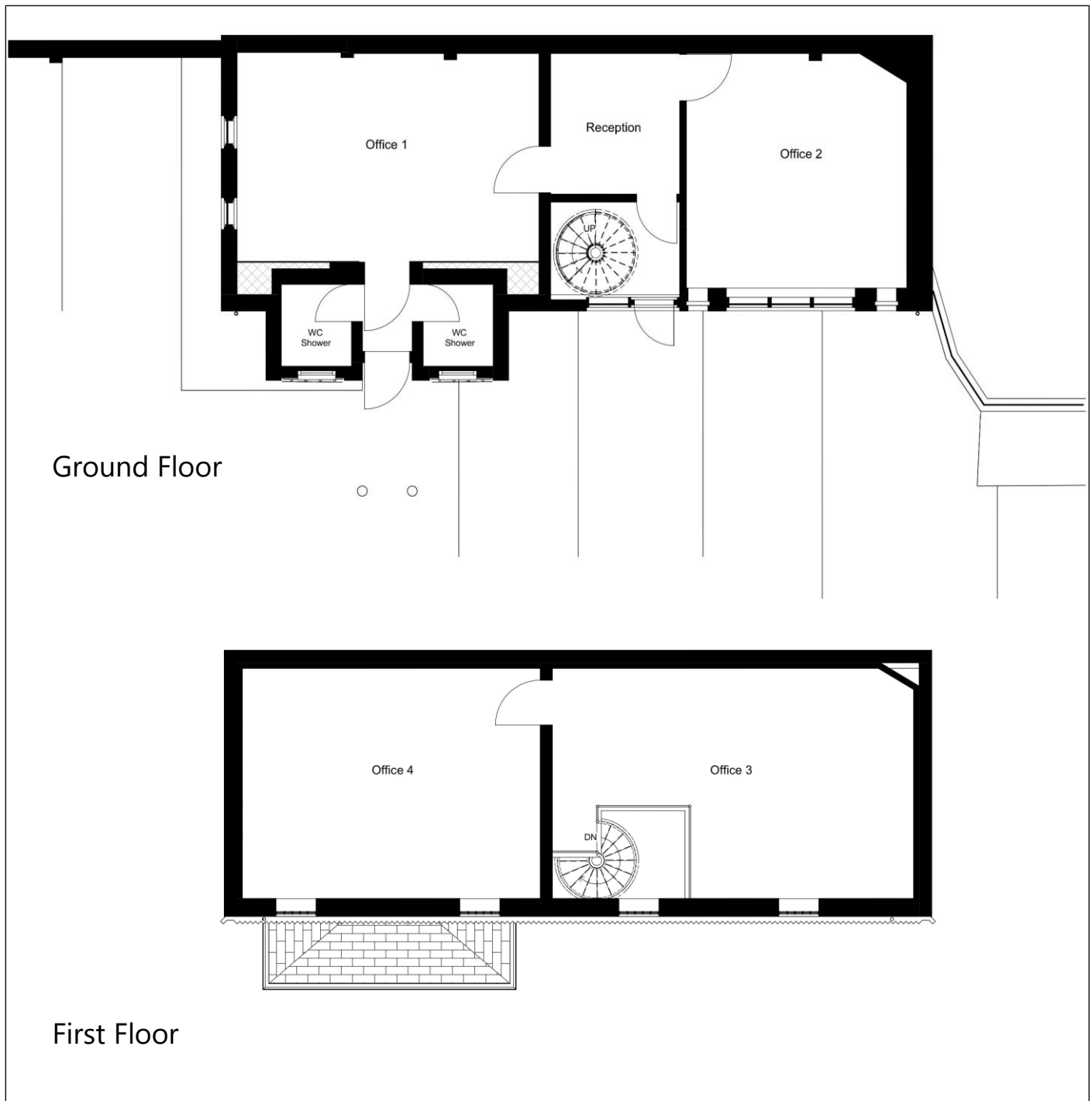
## Price

£400,000.

## Rent

Upon application.





### Floor Plans

The above floor plans are not to scale and are for illustrative purposes only

### Value Added Tax (VAT)

We are advised that VAT will **not** be payable on the purchase price.

### Legal Costs

Each party to the transaction will bear their own legal costs.

### Viewing

All Viewings to be strictly by prior appointment through the sole letting agents, Raybould & Sons.

For further information and/or to arrange a viewing...

Contact: Martin Langsdale

Tel: 01332 295555

Email: [martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)



#### Misrepresentation Act 1991

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