

FOR SALE/TO LET

Substantial Detached Office with car parking

57 Ashbourne Road, Derby, DE22 3FS



Surveyors • Agents • Valuers



- Prominent roadside position on main artery (A52).
- Total Net Internal Area: **397.2 sq.m. / 4,274 sq.ft.** in 0.19 acres.
- Secure rear car park accessed directly off Ashbourne Road.
- Suitable for office use or other uses (subject to planning).
- Nearby uses include commercial, residential and student accommodation.

GUIDE PRICE: £650,000

RENTAL: £50,000 P.A.X.

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Location

Derby is a city in the East Midlands with a population in the order of 260,000 persons.

Road communications are good, the city lies upon the A38, A50 and A52 trunk roads. Junction 25 of the M1 motorway is 8.5 miles east.

Ashbourne Road is a main artery between the city centre / inner ring road (A601) and the outer ring road.

The subject property is situated on the south side of Ashbourne Road. Nearby uses are commercial and residential. Ashbourne Road is an established area for students being in easy reach of the main University of Derby campuses. Immediately to the west of the Subject are University of Derby halls.

Description

The property comprises a substantial and detached office building of brick elevations beneath a pitched slate roof. The original building has been extended to the rear by way of a modern two-storey brick extension.

The building provides a reception, various offices, meeting rooms, kitchen and WCs to the ground floor. The first floor provides further offices and WCs and the second floor provides storage.

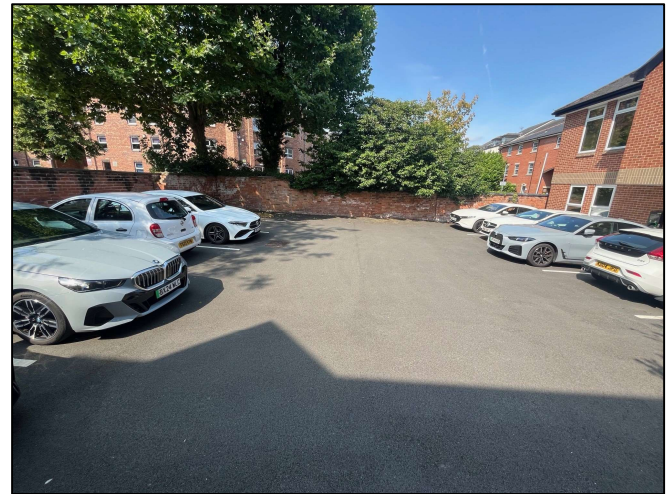
The building is situated in a plot of 0.19 acres with a tarmacadam car park to the rear.



Rear elevation

Services

Mains electricity, gas, water and drainage are connected to the property.



Rear Car Park

Accommodation

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

Description	sq mtrs	sq ft
Ground Floor	188.7	2,030
First Floor	183.5	1,974
Second Floor	25.0	269
Total NIA:	397.2	4,274

Use

The property has established planning for offices falling under use class E. The property may be suitable for other uses subject to planning consent.

Guide Price / Rent

Guide Price - £650,000

Rental - £50,000 per annum exclusive (P.A.X.)

Rent Deposit

If letting a rent deposit equivalent to three months rent is to be held by the landlord as a deposit.

VAT

VAT is applicable at the prevailing rate.

Rates

The property has a rateable value of £28,250 in the 2023 rating list.

Tenure

Freehold with vacant possession; or:

A new letting by way of a new full repairing and insuring lease terms for a negotiable period of years subject to upwards only rent reviews where appropriate.

EPC

An EPC is 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



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.