

# FOR SALE

## Residential Investment with development potential (STP)

48 Bedford Street, Derby, DE22 3PB



- A substantial Victorian building comprising 9 self-contained flats situated on a site of approximately 0.29 acres with development potential to the rear (STP).
- Total Net Internal Area (approx.): 454.1 sq.ft. / 4,886 sq.ft.
- Total Gross Internal Area (approx.): 588.3 sq.m. / 6,330 sq.ft.
- Total Site Area (approx.) 0.12 hectares / 0.29 acres
- Fully let with passing rent of £70,020 per annum exclusive (scope for rental increase).

## Offers in excess of £800,000

## Location

The property is located in a popular residential location on Bedford Street approximately one mile west of Derby City Centre, accessed from Uttoxeter New Road or St Albans Road. The property is located on the west side of Bedford Street.



## Description

The property comprises a substantial three-storey Victorian building of solid brick construction beneath a pitched tiled roof. The property has subsequently been extended to the side and rear through similar constructions with pitched tiled / flat roofs.

Internally there are mix of one, two and three bed flats over three floors. The flats contain a traditional specification with carpeted / laminate floors, painted plastered walls and ceilings, fluorescent lighting and electric/gas fired radiators.

The property is situated on a site of 0.29 acres and benefits from development potential to the rear of the site (STP).

Whilst planning permission has not been formally sought, a draft scheme has in the past been prepared by an architect for a rear two storey extension which has been considered to have realistic potential.



## Services

We understand that all mains' services are connected to the property.

## Passing Rent

£70,020 per annum exclusive

A tenancy schedule is available from the agent on request.

## Price

Offers are invited in excess of £800,000.

## Tenure

Freehold - Subject to the existing tenancies.

## Schedule of Accommodation

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

Description	sq mtrs	sq ft
<b>Ground floor</b>		
Flat 1 (3-bed)	57.6	619
Flat 1a (1-bed)	40.7	438
Flat 2 (1-bed)	59.0	635
Flat 2a (1-bed)	33.4	359
Flat 7 (1-bed)	48.0	517
<b>First floor</b>		
Flat 3 (3-bed)	59.4	639
Flat 4 (2-bed)	51.4	553
<b>Second floor</b>		
Flat 5 (2-bed)	56.1	603
Flat 6 (2-bed)	48.6	523
<b>Total Net Internal Area:</b>	<b>454.1</b>	<b>4,886</b>
<b>Total Gross Internal Area</b>	<b>588.3</b>	<b>6,330</b>
<b>Total Site Area:</b>	<b>0.12 Ha</b>	<b>0.29 Acres</b>

Floor plans have been provided which report GIA and is stated above. Interested parties are advised to carry out their own measured survey if required.

## Legal costs

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

## VAT

We understand that VAT is not applicable.

## EPC

Flat	EPC rating	Valid Until
1	E	September 2032
1a	C	April 2031
2a	E	February 2031
2	C	October 2032
3	C	October 2032
4	C	October 2032
5	E	January 2029
6	C	October 2032
7	D	October 2032

## Viewing

Viewing is strictly via appointment with the sole agent:

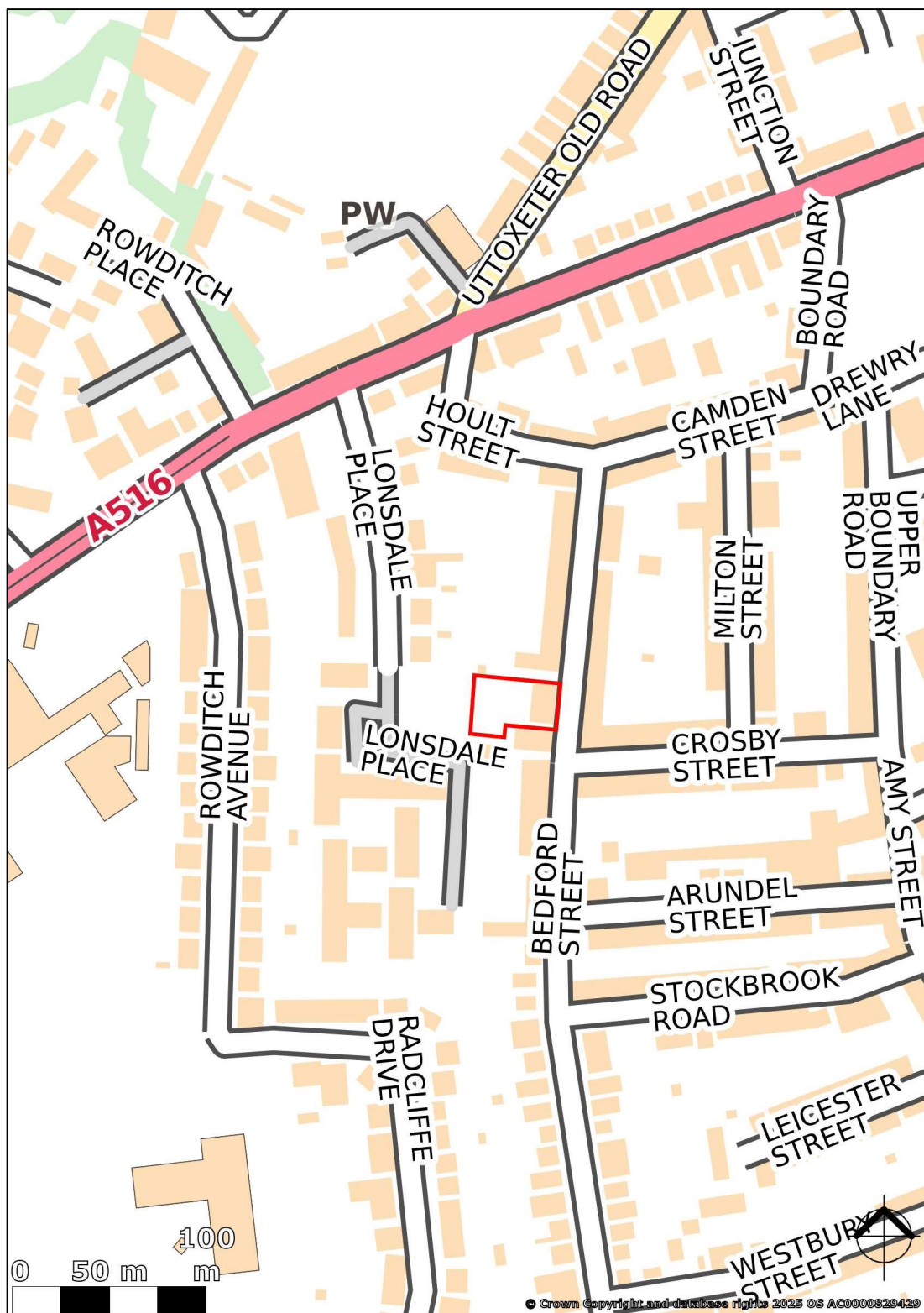
## David Brown Commercial

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

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Flat No.	Rental PCM	Rental PA
1	£1,000	£12,000
1a	£550	£6,600
2	£500	£6,000
2a	£550	£6,600
3	£650	£7,800
4	£600	£7,200
5	£695	£8,340
6	£695	£8,340
7	£595	£7,140
<b>Passing Rent:</b>	<b>£7,780</b>	<b>£70,020</b>