

FOR SALE

Retail Unit, One Bedroom Flat & Studio Flat

412 Osmaston Road, Derby, DE24 8AH



- A ground floor retail unit with basement stores, a good quality first floor flat and a well-presented ground floor studio flat.
- Prominent position on Osmaston Road, occupying a corner plot.
- First floor flat let for £300 PCM offering significant rental increase opportunities.
- Retail unit and ground floor flat vacant offering potential for owner occupiers or investors.

GUIDE PRICE: £180,000

**01332
200232**

Location

The property is located on the west side of Osmaston Road (A514) at the Junction with Davenport Road occupying a prominent corner plot. The area is characterised by a mix residential and commercial nature.

The A514 is a popular commuter route offering access to Derby City Centre from the A50 at Swarkestone.

Description

The Property comprises a two-storey building of full brick elevations beneath a pitched tiled roof. The ground floor comprises a prominent retail unit with basement stores and a self-contained studio flat having a bedroom, kitchen and shower/WC.

There is a self-contained one-bedroom flat to the first floor being accessed from the rear which has a bedroom, lounge, kitchen and bathroom.



(Ground Floor Retail Sales)

The ground floor retail unit benefits from vinyl floors, painted plaster walls, suspended ceilings, fluorescent lighting and UPVC double glazing. The basement is of a more basic specification.



(First Floor Flat Bedroom)

The ground floor studio has recently been refurbished and has tiled/laminate floors, painted plaster walls and ceilings with traditional lighting.

The first-floor flat is of a similar specification with carpets to the landing, stairs, lounge and bedroom.

Externally there is a W/C which is included with the ground floor retail unit demise and 1 car parking space.



(First Floor Flat Living Area)

Services

We understand Electricity, drainage and water are connected to the property.

Rates

According to the Valuation Office Agency 412 Osmaston Road has a rateable value of £3,350. 412a and 412b are in council tax band A.



(Ground Floor Studio Flat Kitchen)

Guide Price

£180,000



(Ground Floor Studio Flat Bedroom)

VAT

We understand VAT is not applicable.

Legal costs

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

Tenure

Freehold subject to the existing tenancy.

Schedule of Accommodation

We have measured the units according to the basis of Net Internal Area (NIA) and report the following approximate floor areas:

Description	sq mtrs	sq ft
Ground Floor Retail		
Retail sales	14.1	152
Basement	35.7	384
Ground Floor Studio Flat		
Kitchen	8.2	89
Bedroom	9.0	97
Shower/WC	2.2	24
First Floor Flat		
Living room	15.9	171
Bedroom	9.6	103
Bathroom	3.2	35
Kitchen	7.0	76
Total Net Internal Area:	69.3	746
<i>Basement:</i>	<i>35.7</i>	<i>384</i>

Tenancy

412a Osmaston Road (First Floor Flat) is currently let to a private individual for £300 PCM. The ground floor retail unit and ground floor studio flat is vacant.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser.



(Rear Access)

EPC

- 412 Osmaston Road: D (79) valid until 28th March 2028.
- 412a Osmaston Road: E (44) valid until 15th April 2028.
- 412b Osmaston Road: D (60) valid until 10th December 2028.

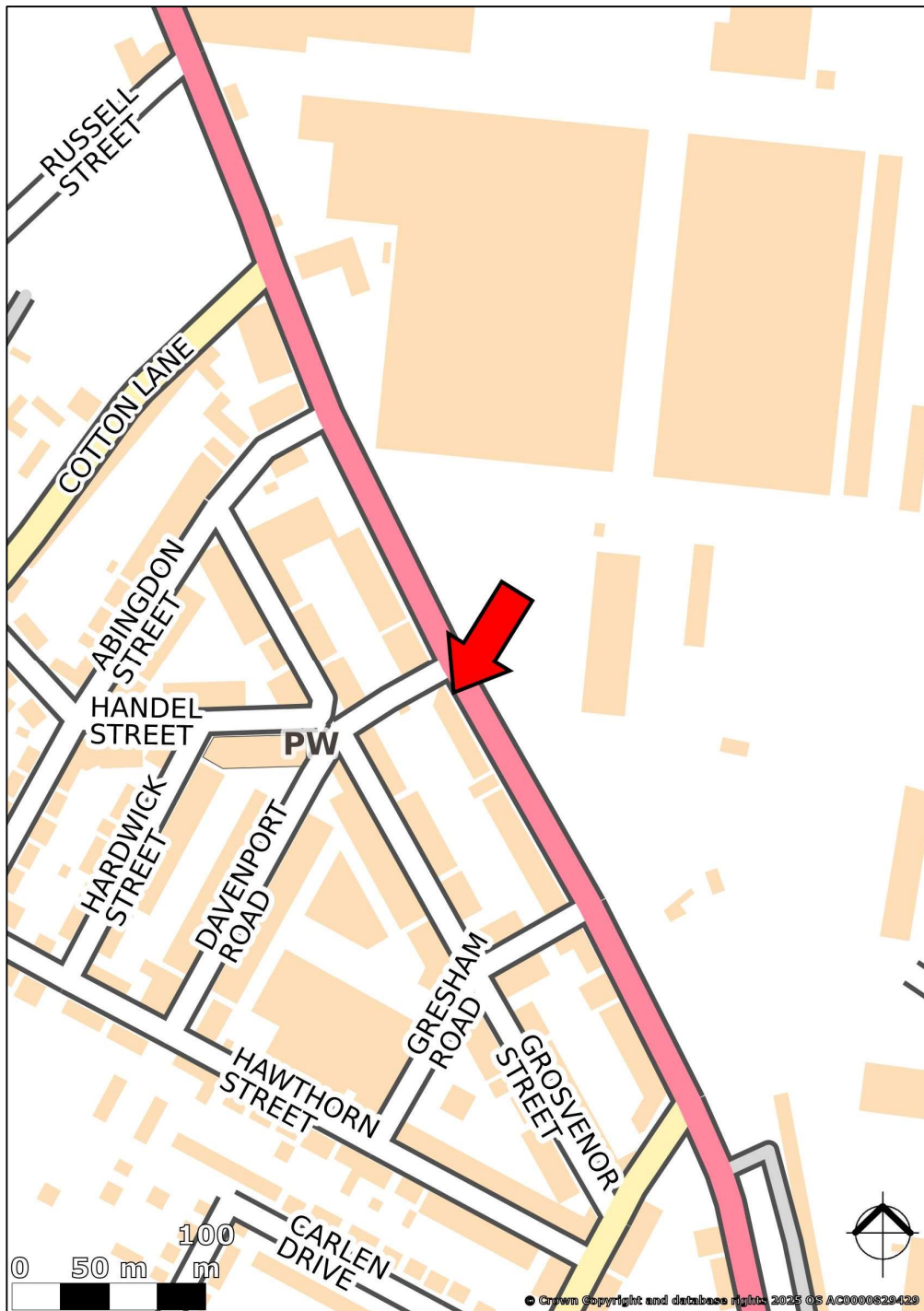
Viewing

Viewing is strictly via appointment with the sole agent:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



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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.