

FOR SALE | £600,000 OIRO TO LET | £45,000 Per
Annum Exclusive

Substantial Detached Office with
car parking.



57, Ashbourne Road, Derby, Derbyshire, DE22 3FS
4,274 Sq Ft | 397.05 Sq M



DB
DAVID BROWN
COMMERCIAL



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.

Accommodation

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

Description	Sq Ft	Sq M
Ground Floor	1,669	155.05
First Floor	1,983	184.22
Second Floor	509	47.29
TOTAL NIA	4,274	397.05

Tenure

Leasehold / Freehold

Services

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

Planning

Use Class E

VAT

VAT is applicable at the prevailing rate.

Deposit

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

Business Rates

£28,250 as of the 2023 VOA rating list.

Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

EPC

D(99) valid until August 2035.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Price
£600,000 OIRO

Rent
£45,000 Per Annum Exclusive

Viewing
Viewing is strictly by prior appointment please contact Michael Green for further information.

Michael Green
01332 200 232
mgreen@davidbrownproperty.com

