

# CITY CENTRE DEVELOPMENT / REFURBISHMENT OPPORTUNITY

59A & 61 Derby Road, Nottingham NG1 5BA



## BUY!

**PRICE:**  
**£525,000**  
**FREEHOLD**

## SUBSTANTIAL SEMI DETACHED BUILDING PREVIOUSLY USED AS 2 x 4 BEDROOMED HOUSES, WITH LARGE LOWER GROUND FLOOR & REAR CAR PARK

### Location:

The premises are positioned on Derby Road which is one of the main arterial routes leading out of the city centre.

The property is less than a quarter of a mile to Nottingham's historic Market Square. The area is popular with students from both the Nottingham Trent University and Nottingham University, having regard to the Universities' proximity and the wealth of amenities available.

### Description:

Originally constructed as a single dwelling, the property has most recently been adapted to provide 2 x 4 bedroomed houses with the accommodation being over three floors.

In addition, there is unused space in the lower ground floor/basements which has historically been used as retail and offices. These areas will require substantial improvement works therefore offering an opportunity to increase the property's value.

To the rear there is a secure gated car park, with spaces for approximately 6 cars.

### Accommodation: (gross internal)

59A Derby Road:	130 sq m	(1,400 sq ft)
61 Derby Road:	179 sq m	(1,927 sq ft)

59A & 61 Derby Road both provide for self-contained 4 bedroomed houses, with three of the bedrooms being en suite with shower and WC, on the ground floor there is a kitchen, living room and bathroom / WC.

61 Derby Road has an additional attic room.

Basement / lower ground space is positioned beneath both 59A & 61 and extends from midway through the property to Derby Road.

### Planning:

Planning consent was granted for the conversion from office use to residential on the 5 June 2000 - Planning Ref: 99/01896/PFUL3.

**The property is Grade II Listed.**

### Price:

The property is available to purchase at a price of:-

**£525,000 Freehold**

### EPC:

59A Derby Road:	E
61 Derby Road:	D

**Interested? Contact Matthew Hilton 0115 950 6612 [mhilton@heb.co.uk](mailto:mhilton@heb.co.uk)**

**0115 950 6611**

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