

# 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**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD





**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.