



Imperial Builders Merchants 269 Harrington Street, Derby, DE23 8NX

A rare opportunity to acquire a well-established and successful Builders Merchants, situated within the Peartree District of the City of Derby.

Well-presented Trade Counter with adjoining Bathroom Showroom, and Storage and Workshop Units, together with Ancillary accommodation and Yard.

Gross Internal Area 4,058 sq. ft./377 sq.m.

For sale as a going concern, or alternatively may consider a sale of the business and leasing the property.

GUIDE PRICE £250,000

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LOCATION

The property is situated on Harrington Street, close to its junction with Holcombe Street in the Peartree District of Derby. The position is an established trading location and is convenient for the Shaftesbury Street Industrial area, together with Osmaston Road. Nearby occupiers include McTurks Cash and Carry, and S & A Foods, amongst others.

DESCRIPTION

The property comprises four interconnecting modern industrial units, together with a secure gated yard. The units are constructed in an L-shape, and are of steel frame construction with cavity concrete block and brick infills, a monopitch roof, concrete floor, and an eaves height of 3.5m.

The units comprise a cutting workshop, warehouse, showroom, trade counter, and ancillary accommodation. Externally, there is a generous concrete-surfaced yard for delivery and circulation, and the outside storage of building products.

ACCOMMODATION

The property has a gross internal area (GIA) of: -

4,058 sq. ft./377 sq.m.

PLANNING

The property is believed to have existing planning consent for B1 and B8 Uses, together with use as a Builders Merchants, and we would recommend that all interested parties make their own enquiries with Derby City Council.

SERVICES

We believe that mains electricity, water and drainage are all connected to the property.

BUSINESS RATES

We understand from our enquiries of the VOA website, that the property is assessed for non-domestic rating purposes as follows:-

Workshop and Premises RV £17,750

ENERGY PERFORMANCE CERTIFICATE

EPC Rating
EPC Band

A copy of the certificate is available on request.

TERMS

Imperial Builders Merchants are a long-established Family Business and have traded in Derby for circa. thirty years, and from the existing premises, eight years. The sale is due to retirement, and information relating to trading details, and fixtures and fittings are available to bona-fide interested parties.

The premises and business are available at a guide price of £250,000 (two hundred and fifty thousand pounds) for the freehold interest.

Should parties be interested in the business and wish to lease the property, the guide will be £25,000 (twenty-five thousand pounds) for the business, and £20,000 (twenty thousand pounds) per annum exclusive, for the units.

The lease would be drawn upon full repairing and insuring (FR&I) terms, for a term to be negotiated.

VALUE ADDED TAX (VAT)

All prices quoted and negotiated are exclusive of VAT.

VIEWINGS

Strictly by prior appointment with the sole agents:-
Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

SUBJECT TO CONTRACT

