



506 Duffield Road, Allestree, Derby,
DE22 2DL

Well presented retail premises.

Situated in prominent position within a popular suburb.

Currently producing £8,000 per annum exclusive.

Potential for redevelopment / remodelling.

Extending to 749sq.ft / 69.6sq.m.

FOR SALE
£149,500

506 Duffield Road, Allestree, Derby, DE22 2DL

LOCATION

The property is situated in prominent position fronting Duffield Road (A6), within the noted suburb of Allestree, Derby. The property is situated mid-terrace within a parade of shops, which includes Lloyds Pharmacy and a well-established off-licence. Allestree is a popular and affluent suburb, approximately 2.5 miles North of Derby City Centre and provides ease of access to the A38 dual carriageway.

DESCRIPTION

The property comprises a two storey, brick built, mid-terrace shop, under a pitched, tiled roof. Currently the premises are used as a clinic, with the upper floors used as treatment rooms. Previously the premises comprised a ground floor lock-up shop, with a flat at first floor level, having an independent access door to the front. There are two designated car parking spaces to the front.

ACCOMMODATION

The specific accommodation arrangements are as follows:-

Ground Floor		
Sales Area -	241sq.ft	22.4sq.m
Treatment Room -	128sq.ft	11.9sq.m
Kitchen -	69sq.ft	6.4sq.m
First Floor -	311sq.ft	28.9sq.m
Plus WC		
NIA -	749sq.ft	69.6sq.m

PLANNING

We understand the property has existing use consent of D1 (Non-Residential Institutions), as defined by the Town and Country Planning (Use Classes) Order 1987.

SERVICES

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

BUSINESS RATES

Description	Rateable Value
Hairdressing Salon and Premises	£2,245

TENURE

The property is held freehold, subject to the existing tenancy.

TENANCY INFORMATION

The property in its entirety is currently let for £8,000 (eight thousand pounds) per annum and the lease is due to expire in June 2017. Further details on request.

PRICE

Offers are invited in the order of £149,500 (one hundred and forty-nine thousand five-hundred pounds).

LEGAL COSTS

Each party is to be responsible for their own costs in connection with this transaction.

VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – 121

EPC Band – E

A copy of the certificate is available on request.

VIEWING

Strictly by prior arrangement with the agent;
Gadsby Nichols

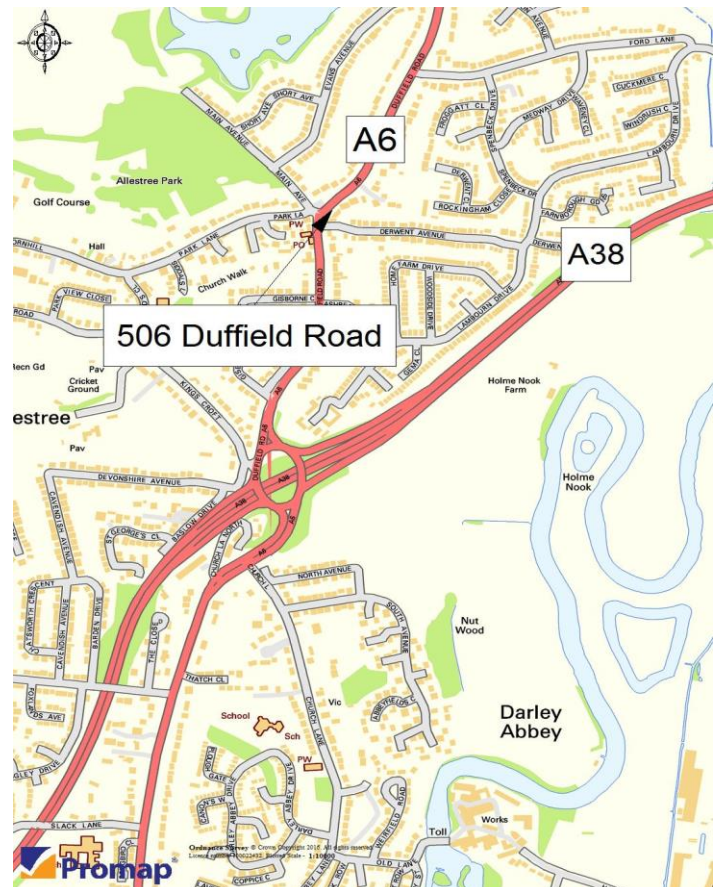
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SUBJECT TO CONTRACT



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