

GADSBY NICHOLS



26 & 26a Victoria Street, Derby, DE1 1ES

A valuable investment opportunity within the St. Peters Quarter District of the City of Derby.

Prominent position fronting Victoria Street with return-frontage to Green Lane.

Part-Let and income producing.

FOR SALE

26 & 26a Victoria Street, Derby, DE1 1ES

LOCATION

The property is situated on Victoria Street with a return-frontage to Green Lane within the St. Peters Quarter district of Derby city centre.

DESCRIPTION

The property is of traditional brick construction, beneath a pitched tile-clad roof and comprises a ground floor retail unit with basement space, known as 26a, together with the adjoining number 26, which is a retail area, basement, and first and second floor accommodation.

To number 26, the ground floor retail area has the benefit of a timber-framed frontage, suspended ceilings, fluorescent strip lighting and down lighting, and until recently it has been used as a newsagents and convenience store. There is internal access to the cellar, and first and second floors which provides office space, which extends over the length of the building. Number 26a is well appointed internally, and is currently let and used as a nail bar.

ACCOMMODATION

26 Victoria Street

Basement	156 sq. ft./14.46m ²
Retail Area	310 sq. ft./28.85m ²
First Floor	475 sq. ft./44.15m ²
Second Floor	695 sq. ft./64.5m ²

26a Victoria Street

Basement	320 sq. ft./29.76m ²
Retail Area	223 sq. ft./20.72m ²

SERVICES

We understand that mains electricity, water and drainage are 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:-

26 Victoria Street	
Description	Rateable Value
Shop and Premises	£10,500

26a Victoria Street	
Description	Rateable Value
Shop and Premises	£7,000

TENURE

The property is held freehold. Number 26 is currently vacant, and 26a is held under a lease for a term of ten years with effect from 25th November 2008, on full repairing and insuring (FR&I) terms at a rent of £16,000 (sixteen thousand pounds) per annum exclusive (pax). The rent is to be reviewed in November 2014.

PRICE

We have been instructed to provide a guide price of £375,000 (three hundred and seventy-five thousand pounds).

VALUE ADDED TAX (VAT)

We understand that VAT is not currently paid on the rent, nor indeed will be payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE (EPC)

26 Victoria Street	
EPC Rating - 217	EPC Band - G
26a Victoria Street	
EPC Rating - TBC	EPC Band - TBC

LEGAL COSTS

Each party will be responsible for their own legal costs, in connection with this transaction.

VIEWINGS

Strictly by prior appointment through the Sole Agents:-

Gadsby Nichols,

21 Iron Gate, Derby, DE1 3GP

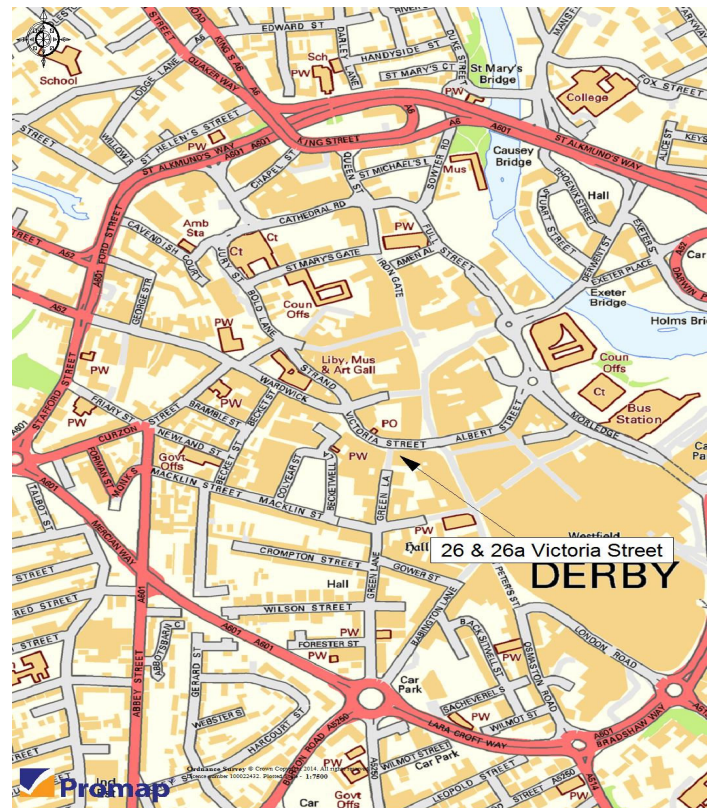
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REF: GOC0828

SUBJECT TO CONTRACT



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