



Manor Farm House, London Road, Shardlow, Derbyshire, DE72 2GR

A well-presented serviced offices, extending to 4,854 sq. ft. / 451 sqm NIA, on a site of 0.494 acres / 0.2 hectares, or thereabouts.

Low site density, offering further development potential for both residential or commercial uses, STTP.

Current gross rent £59,148 per annum.

For Sale, Freehold.

GUIDE PRICE £600,000

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LOCATION

The property is situated off London Road on the edge of the Village of Shardlow, South Derbyshire. The location benefits from excellent transportation links with ease of access to the A50, A453 and junction-24a of the M1 motorway. Derby city centre and East Midlands International Airport are both within a 7-mile travelling distance. Shardlow is a desirable Village with a range of local amenities.

DESCRIPTION

The property is an extended, detached, former dwelling which has been refurbished to a high standard, to provide excellent serviced office space. The building is suitable for continued use as existing, and with a low site density offers the potential for further extension to the rear, or alternatively could be redeveloped for alternative uses. The building is of traditional brick construction and was extended in 2005, with a modern cavity concrete block two-storey addition. The building benefits from UPVC double glazed windows, and full gas-fired central heating system, together with LED lighting to part. Externally there are well-maintained landscaped grounds to the front, side and rear, together with substantial off-street car parking area.

SITE AREA AND ACCOMMODATION

The property has the following net internal floor areas (NIA):

Ground Floor	2,454 sq. ft.	228 sqm.
First Floor	2,400 sq. ft.	223 sqm.
TOTAL NIA	4,854 sq. ft.	451 sqm.
Total Site Area	0.494-acres	0.2-hectares

SERVICES

We believe that mains gas, electricity, water and drainage are all connected to the property. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The property has planning for B1(a) Offices. Other uses, including residential, may be appropriate, subject to obtaining the necessary planning consent. We would recommend that any interested parties make their own enquiries of the local planning authority, South Derbyshire District Council.

RENTAL INCOME

The property is currently has 4-tenants, and produces a gross rent of £59,148 (fifty-nine thousand, one hundred and forty-eight pounds) per annum. The landlord is responsible for the utility bills, repair, maintenance, and cleaning of communal areas, the main structure, and the landscaping.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of B50.

A copy of the certificate can be made available upon request.

TENURE

Freehold, subject to the existing tenancies.

PRICE

Guide Price £600,000 (six hundred thousand pounds), plus VAT.

VALUE ADDED TAX (VAT)

VAT is NOT payable on the rents. It is anticipated that the sale will be dealt with by way of a transfer as a 'going concern', and VAT will be payable on the sale price.

VIEWINGS

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

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

Please note, the sale is being undertaken on a confidential basis, and under no circumstances must an inspection be carried out without prior approval through the agents.

SUBJECT TO CONTRACT



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