

GADSBY NICHOLS



3 Draycott Road, Breaston, Derby, DE72 3DA

Superbly situated car showroom, forecourt and offices.

Situated in a highly visible location.

TO LET BY WAY OF SUB-LET OR ASSIGNMENT
£40,000 pax

3 Draycott Road, Breaston, Derby, DE72 3DA

LOCATION

The premises are well located in a very prominent location on Draycott Road (A6005), the main arterial road from the A52 through Breaston into Long Eaton. The M1 at Junction-25 is approximately 3-miles distant and with the A50 being close by provides good accessibility to Stoke-on-Trent, and the M6 via the A50, and also to Derby, Nottingham, Loughborough and Burton-upon-Trent.

DESCRIPTION

The premises comprise a well-appointed showroom with space for approximately 12-vehicles, together with ancillary sales area, offices and spiral staircase to the offices at first floor level. The showroom has ceramic tiled floor, suspended ceiling with inset lighting and provides access to a further showroom. There are two further office/showrooms, and valet bay. To the front of the showroom is an external car sales pitch for approximately 25-vehicles.

ACCOMMODATION

The specific accommodation arrangements are as follows: -

Showroom 1	1,678 sq. ft.	155.9 sqm
Offices	785 sq. ft.	72.9 sqm
Showroom 2	1,021 sq. ft.	94.9 sqm
Showroom 3	1,093 sq. ft.	101.4 sqm

TOTAL AREA **5,775 sq. ft.** **536.4 sqm**

SERVICES

We understand all mains services are connected.

BUSINESS RATES

Description	Rateable Value
Car Showroom and Premises	£34,500

PLANNING

We understand the premises will have existing use consent of B1(c) & Sui Generis, as defined by the Town and Country Planning (Use Classes) Order 1987.

TERMS

The property is available by way of a full repairing and insuring (FR&I) lease, at the initial rent of £40,000 (forty thousand pounds), for a term to be negotiated. Please contact the agent for further details.

Alternatively, the premises are available by way of an assignment. The current rent passing is £30,000 (thirty thousand pounds) per annum. A further Workshop of circa. 1,200 sq. ft. (not incorporated within these details) is sub-let at £10,000 (ten thousand pounds). The assignment premium is £60,000 (sixty thousand 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

Parts Store	Rating 123	Band E
Main Building	Rating 101	Band E

A copy of the certificates are available on request.

VIEWING

Strictly by prior arrangement with the sole agent: -

Gadsby Nichols

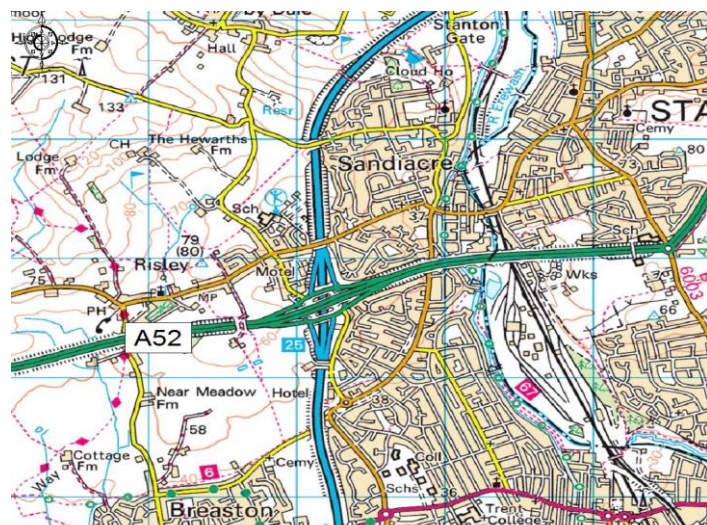
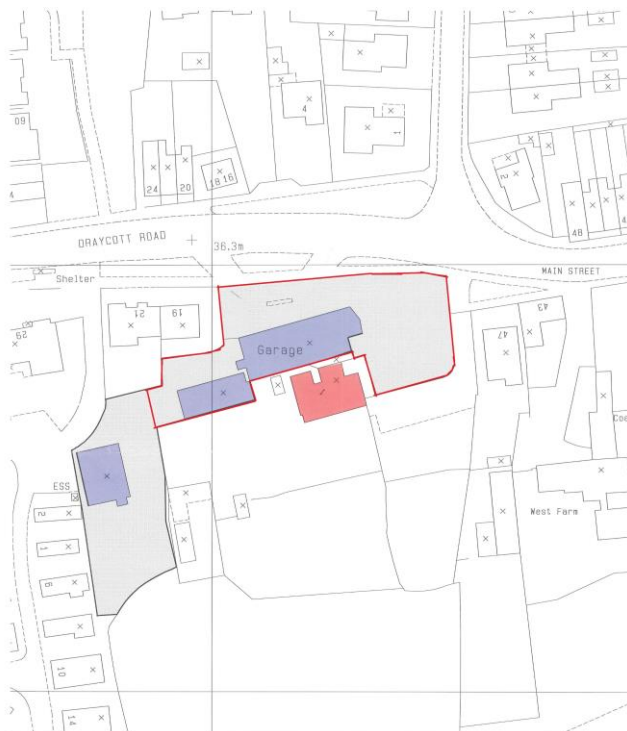
Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT



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