



2 Amy Street, Derby, Derbyshire, DE22 3PH

AVAILABLE IMMEDIATELY

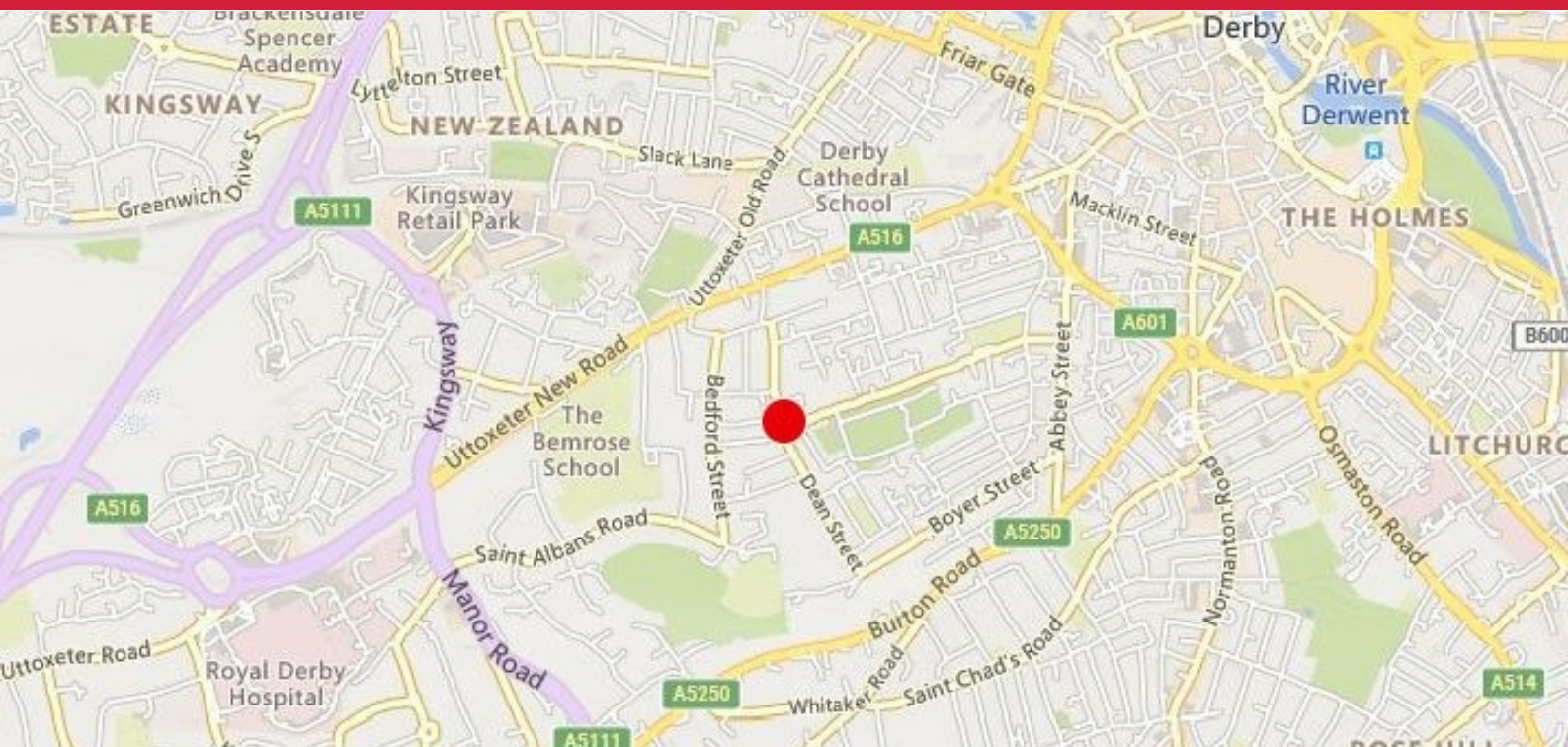
TO LET - Two Storey Mixed-Use Retail / Residential Premises

- Currently available to rent at £16,500 per annum exclusive of all other outgoings.
- Offering approximately 1,184 sq. ft. / 110 sq. m of accommodation (NIA).
- Great location close to Derby City Centre, Royal Derby Hospital and the University of Derby.
- Suitable for a variety of uses subject to the necessary planning consents.



CONTACT

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Location

The property is situated on Amy Street, conveniently positioned within a short walk between Burton Road and Uttoxeter New Road, two of Derby's main arterial routes in and out of the City.

It stands on a corner position within a busy residential area and lies within close proximity to the University of Derby, Florence Nightingale Community Hospital and Royal Derby Hospital.

The area also provides substantial private and student living accommodation with an abundance of local amenities and transport links in and out of the City.

Description

The subject property is a two-storey detached former beauty salon traditionally built of brick and tile and comprises a ground floor retail unit providing an open plan customer facing area along with four treatment rooms and a WC. The first floor comprises a one-bedroom residential apartment including living room, kitchen and shower room and accessed from the rear of the shop.

Externally the property also benefits from two outbuildings used for storage which are located to the rear.

The whole property is in good repair and includes a combination of wood effect flooring, painted plaster walls, suspended/painted plaster ceilings incorporating a mixture of pendant, Category 2 and decorative lighting and UPVC double glazed windows.

Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS code of measuring practice (6th edition).

Ground Floor: 48 sq m / 517 sq ft.
First Floor: 62 sq m / 667 sq ft.

Total Net Internal Area: 110 sq m / 1,184 sq ft.

Planning

We understand that the property has the benefit of planning consent for use class E to the ground floor and use class C3 to the first floor.

All planning information should be confirmed with the local authority.

Services

It is understood that all mains services are connected to the property.

Business Rates

The ground floor of the subject property is listed on the Valuation Office website as having a rateable value of £3,250.

Council Tax

The first floor of the subject property falls within council tax band A.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price

The property is available to rent at £16,500 per annum exclusive of all other outgoings.

Energy Performance

C (69)

VAT

It is our understanding the property is not registered for VAT.

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly by prior appointment with sole agent BB&J Commercial.

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