

FOR SALE

Substantial Office premises considered suitable for alternative uses STP

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

4 & 5 Charnwood Street,
Derby DE1 2GT



Freehold: Offers in the region of £370,000

- Three storey office premises with useful basement and off-street parking for at least 4 vehicles.
- Total Net Internal Area of 503.06 m² / 5,415sq.ft.
- Conveniently located in close proximity to Derby City Centre and the Inner Ring Road.
- Well proportioned and presented office space which is considered suitable for alternative uses, subject to planning.



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Location

Charnwood Street is situated approximately half a mile to the south of Derby City Centre, comprising a partially one-way vehicular route connecting to the Inner Ring Road (Lara Croft Way) via Normanton Road. The street contains several large former residential properties, many of which have subsequently been converted to office use and houses of multiple occupation (HMOs).

The property occupies a corner position on the north side of Charnwood Street; at its junction with The Avenue, with vehicular access to the property provided off The Avenue.

Description

The premises comprise a pair of semi-detached brick-built buildings estimated to have been constructed in the mid-1800's, formerly constituting two separate residential dwellings which have since been converted to provide interconnected office premises.

The property is of traditional masonry construction with facing brick (Number 5) and painted rendered elevations (Number 4) inclusive of a combination of timber framed and uPVC window units, surmounted by a series of pitched tiled roofs with Velux type windows installed to serve the upper floor accommodation. Additionally, to the rear of Number 5 there is a single storey flat roofed extension.

Internally, the property comprises a reception office, two large training/meeting rooms, approximately ten cellular offices, storage accommodation, a kitchen, plant room and toilet facilities on each of the upper floor levels.

The property provides two separate basements. The basements provide relatively useable storage space, albeit access to the basement of Number 5 is via a trap door.

The specification of the accommodation provided throughout the building is generally consistent and in the main comprises carpet floor tiles, painted plastered walls and ceilings, gas fired centrally heated radiators and cat II lighting. The specification of the accommodation within Number 5 differs slightly as this has been fitted with suspended ceilings inclusive of inset lighting.

Externally, there is some ad-hoc parking to the front of Number 5, with a double gate which provides access to the rear of the property. Additionally, fronting The Avenue, there is a macadam surfaced forecourt which provides demarcated parking provisions for four vehicles.

Accommodation

The premises comprise:-

Basement:	38.10 m ² / 410 sq.ft.
Ground Floor:	223.11 m ² / 2,402 sq.ft.
First Floor:	134.93 m ² / 1,452 sq.ft.
Second Floor:	106.92 m ² / 1,151 sq.ft.
Total Net Internal Area:	503.06 m² / 5,415 sq.ft.

Tenure

The property is freehold and offered with vacant possession.

Price

We are inviting offers in the region of £370,000 for the property's freehold interest.

Services

It is understood that mains electricity, gas, water and drainage are connected to the property.



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Rates

We understand the premises have a Rateable Value of £22,000. Interested parties are advised to confirm this figure with the local authority, Derby City Council.

Legal Costs

Each party is to be responsible for its own legal costs in connection with the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser.

Energy Performance Certificate

The property has an EPC assessment of D87.

VAT

VAT is not applicable on this property.

Further Information and Viewing

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:

Tel: 01332 298000

E-mail: hberesford@salloway.com / wspeed@salloway.com

This brochure is intended to be a guide only so please read these important notes:

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