

## 25-27 NOTTINGHAM ROAD

Borrowash, Derby, DE72 3JU



### KEY FEATURES

- Price: £175,000 for the Long Leasehold
- 603 Sq Ft (56.02 Sq M)
- Two High Street shops
- Each shop is fully self contained with own meters
- Available together or separately
- Only interlinked by single pedestrian door
- Located in the heart of Borrowash
- Excellent access to A52 and M1(J25)

### OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

[omeeto.co.uk](https://omeeto.co.uk)

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## FOR SALE - INVESTMENT

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### LOCATION

The property is situated off Nottingham Road within the centre of Borrowash. The shops for sale are adjoining Victoria Avenue, where nearby occupiers include; a Co-Op, BJ Wilson Chemists, and Birds the Bakers.

### DESCRIPTION

Two high street retail units. Each fully self contained. Available together or separately. Only connected by single pedestrian door. Each shop has its own kitchen, WC and separate electric and water meters.

Currently fitted as a barbers but suitable for a range of retail high street or professional uses.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice

FLOOR	Sq Ft	Sq M
Retail Unit No 25	276	25.64
Retail Unit No 27	327	30.38
<b>TOTAL</b>	<b>603</b>	<b>56.02</b>

### PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### RATING

The property is currently listed as an hairdresser and premises on VOA.gov.uk. Please check the valuation office website for any rates incentives. Subject to status the occupier may qualify for 100% rates relief.

**Rateable Value:** £7,800

### SERVICE CHARGE

Is payable to the head landlord for the running, maintenance and up keep of the building structure and roof.

The current service charge budget is £42 per month.

### TENURE

Investment for sale by virtual freehold with vacant possession. No.25 is held by way of a 999 year lease from October 2009. No.27 is held by way of a 999 year lease from November 2008. The ground rent is £1 per annum per unit. These leases permit use as retail, office or financial and professional services.

Consideration would be given to selling the units individually. In this respect, the split would be £85,000 (Eighty-Five thousand pounds) for 25, and £97,500 (Ninety-Seven thousand, Five hundred pounds) for 27.

### PRICE

The premises is available to buy for £175,000 for the Long Leasehold.

### VAT

All figures are quoted exclusive of VAT, we are advised Unit 25 is NOT registered for VAT and Unit 27 IS registered for VAT.

### EPC

C (54)

### VIEWING

Please contact us or visit the OMEETO website for full details

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

09-Feb-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

**Chris Wright**

01332 840328

07471072799

chrisw@omeeto.co.uk

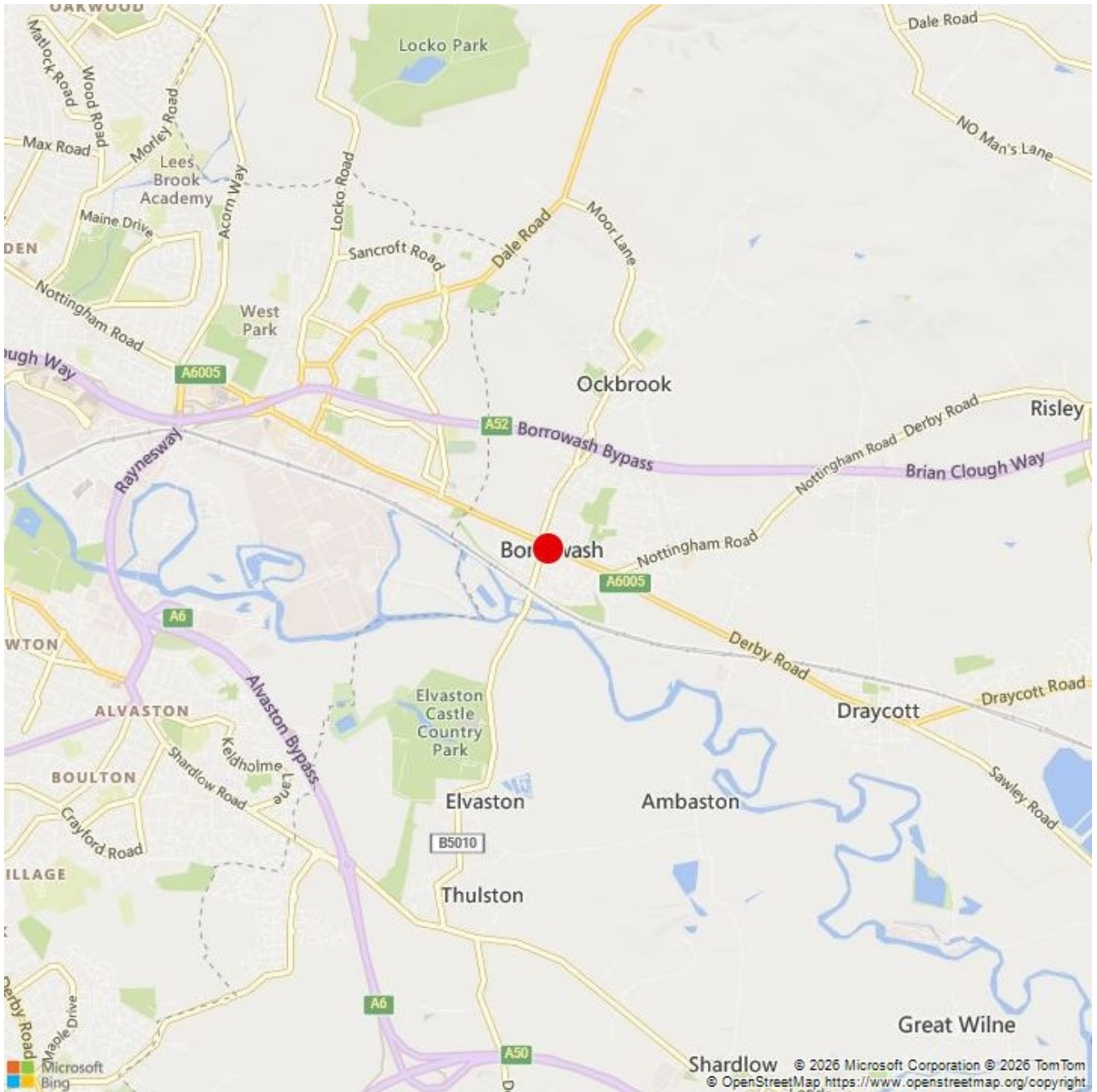
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### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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