



32 Friar Gate, Derby, Derbyshire, DE1 1BX

# FOUR-STOREY OFFICE BUILDING

**FOR SALE - Prime city centre office premises with potential for re-development**

- Located within close proximity to Derby City Centre and the University of Derby's Friar Gate campuses.
- Extending 4,333 sq ft / 403 sq m (NIA) over four-storeys.
- Available to purchase freehold subject to the existing tenancy at £465,000.
- Potential for residential conversion (STP).

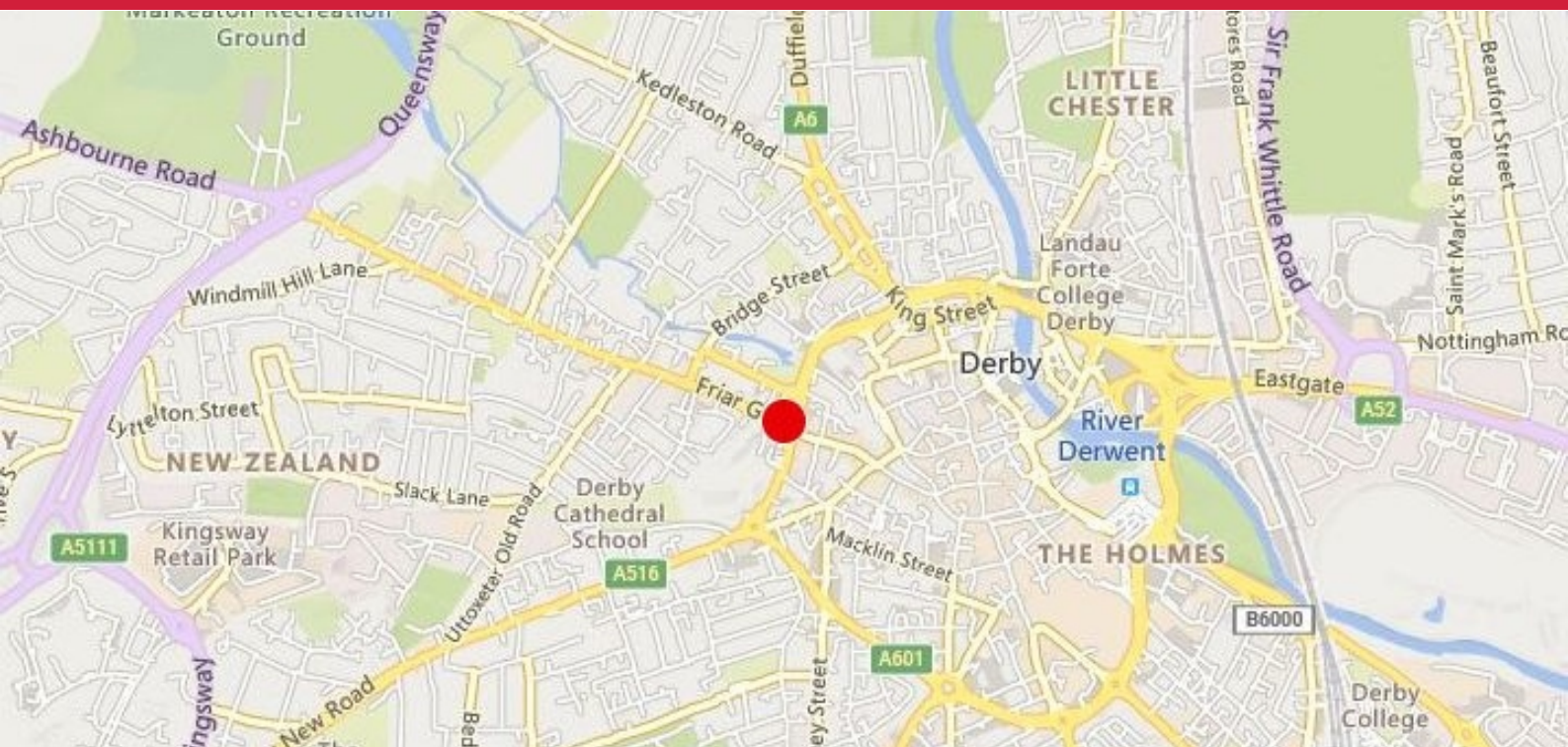


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## Location

The property is located within the north-western quarter of Derby City, in the popular and historic Friar Gate Conservation Area, characterised by a mix of commercial and residential uses. The site occupies a prominent position adjacent to the iconic Friar Gate Bridge and directly opposite the principal entrance to the Friar Gate Goods Yard redevelopment.

Friar Gate has strong links to the University of Derby, with the Derby Law School situated nearby at One Friar Gate Square, along with the recently constructed Cavendish Building Business School on Agard Street, surrounded by substantial student accommodation developments. In addition, the location provides easy access to a wide range of local amenities, including shops, cafés and restaurants, as well as excellent transport links into and out of Derby City Centre.

## Description

The subject property comprises a four-storey, Georgian-era office building constructed of traditional brick beneath a pitched slate roof.

Internally, it offers a serviced office environment with sixteen office suites spread across four floors, including a communal meeting room, WC/kitchen facilities, ancillary storage space, basement area and a two-storey rear extension providing additional accommodation.

The accommodation has been fitted to a good standard throughout, retaining period features including painted plastered walls and ceilings, a mix of carpet tiles and vinyl flooring, with traditional sash windows featured to the front, side and part of the rear, along with powder-coated aluminium framed windows to the extension.

The property is Grade II listed (ref: 1216460) and set within a designated conservation area (ref: 2701).

## Accommodation

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

Area	Sq Ft	Sq M
Basement	726	67
Ground Floor	1,442	134
First Floor	1,455	135
Second Floor	710	66
<b>Total Net Internal Floor Area</b>	<b>4,333 Sq Ft</b>	<b>403 Sq M</b>

## Planning

We understand that the property falls within Use Class E but may be suitable for alternative uses subject to the necessary planning consents. All planning information should be confirmed with the local authority.

## Services

It is our understanding that all main services are connected to the property.

## Business Rates

A rateable value has been provided for each office suite individually of which can be viewed online via the valuation office website.

## Tenure

The property is available to purchase freehold subject to the existing tenancy.

At present, the property is let to DE01 EXE LTD by way of a 10-year FRI lease commencing 1st September 2016 at a passing rent of £20,000 pax.

## Price

The property is available to purchase for £465,000.

## Energy Performance

This is to be assessed.

## VAT

We are informed by the owners that the property is not subject to 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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